

Transportation Design FOR Communities

Atlanta, GA
May 11-12, 2006

Transportation Design for Communities

*Hosted by the Center for Quality Growth and Regional Development at the
Georgia Institute of Technology*

Module 3: The Design & Planning Process: Developing a Community Vision

May 11, 2006 Atlanta, GA

Instructors: Ed McKinney, AICP / Richard Dagenhart, AIA

Module 3 will present how successfully integrated land use and transportation projects actively involve local residents and business owners to take ownership of the project, ensuring its implementation.

The module will demonstrate how the project team does not "design for" the community, but rather "designs with" the community. The session will demonstrate a successful model of community engagement and a successful approach to developing a community vision through stakeholder and partner agency participation. This comprehensive design effort moves beyond the traditional public information process and empowers local partnering public agencies and vested stakeholders to influence the transportation initiative and community design process.

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Developing a Community Vision: **The Design & Planning Process**

**Project
Focus**

**Stakeholder Interview
Workshop**

- Visioning Presentation
- Public Input Session

- Project Kick-Off & Community Discussion
- Data review & analysis
- Stakeholder Interviews/Discussions

**Project
Analysis**

**Data Collection & Context
Analysis**

- Project Kick-Off & Community Discussion
- Data review & analysis
- Stakeholder Interviews/Discussions

**Plan
Development**

**Design Workshop/
Charrette**

- Open House Design Studio
- Presentation of draft concepts

- Intensive open house design session
- Technical testing & analysis
- Public visioning & concept/alternatives review

**Plan
Refinement**

**Refinement/Implementation
Workshop**

- Review & coordination with key agencies
- Further refinement
- Establish plan & key steps for implementation

Project Approach



Phase 1: Project Focus

- Advisory Committee Kick-off Workshop
- Public Involvement Plan
- Stakeholder Interviews
- Public Kick-off Session

Purpose:

- To understand issues and identify opportunities early to **focus the project**



Phase 2: Project Analysis

- Land Use & Urban Design Analysis
- Market Analysis
- Multi-Modal Transportation Analysis

Purpose:

- Develop an accurate picture of the areas physical, transportation & market conditions





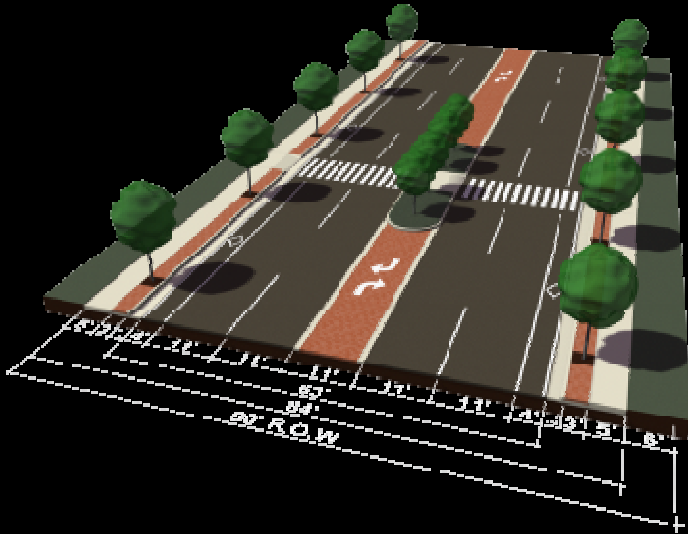
Phase 3: Plan Development

- Community Design Charrette
 1. Physical alternatives (on-site)
 2. Economic testing (on-site)
 3. Transportation testing (on-site)
 4. Public & Advisory / Management Committee feedback
 5. Preliminary Plan

Purpose:

- To develop multi-disciplined design solutions in an open public format **maximizing communication and coordination**





Phase 4: Refinement & Documentation

- Plan testing & refinement
- Draft plan & implementation strategy
- Advisory committee review & comment
- Public Review Open House
- Final Plan Document

Purpose:

- To test and finalize design recommendations . . . ensuring we have created a buildable, fundable, and consensus driven solution.

Products:

- Final Plan and Recommendations . . . a highly graphical and brief written document

Developing a Community Vision: **Stakeholder Interviews**

Stakeholder Interviews

- Informal, one-on-one
- Develop relationships & trust
- Uncover wealth of “on the ground” info
- People tell you things they would not say in public sessions



Stakeholder outreach



Developers



Local government officials



Emergency services



Neighbors

Encourage community and stakeholder collaboration

Understand the Context

HealthQuest
(recreational
facility)

Hunterdon
County Medical
Center

Flemington
Fairgrounds
(redevelopment)

Hunterdon
Regional High
School

Historic
Flemington

Flemington Circle
Elimination Project



Assicong Marsh County
Park

South Branch Nature
Preserve (regional
system)

South Branch Historic
District

Reading House (historic
homestead, ca. 1700s)

South Branch River

Raritan-
Flemington
Middle School



**Residential facing
neighborhood**

**Shared parking
structure w/church**

**North Park Baptist
Church**

**Woodward
Mills Ave.**

New park or plaza

**Mixed Use: Residential,
Retail, Office**

Colonial Dr.



Developing a Community Vision: **Public Visioning**

Public charrettes



Encourage community and stakeholder collaboration

Public charrettes

aturday Charrette: Draft Concepts



Full group discussion



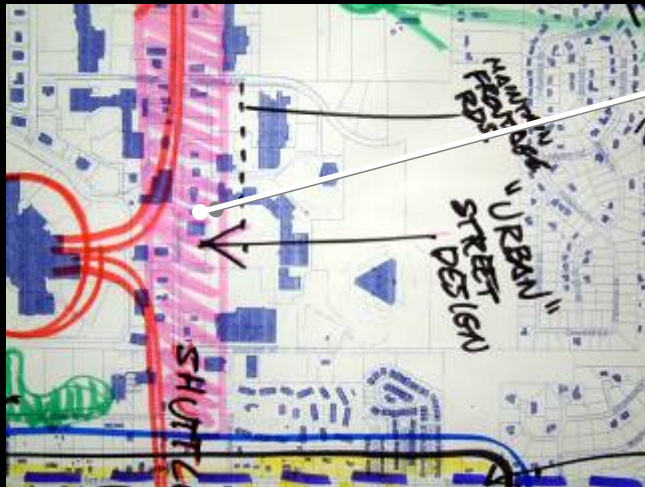
Plan ownership



Small group consensus building

Encourage community and stakeholder collaboration

Multiple approaches to every problem



"Urban", Pedestrian Street Design

Pedestrian Connections From Neighborhood



Traffic Calm



Merge plans

Enhance Key Roads:

- Gunbarrel Rd. (2-3 lanes)

Pedestrian Streetscape (sidewalks, street trees)

New Road Network

- Better utilize I-75 interchange

Neighborhood Traffic Calming

Enhance Key Roads:

- Shallowford Rd. (2-3 lanes)
- Signal at Jenkins/Shallowford

New Road Network:

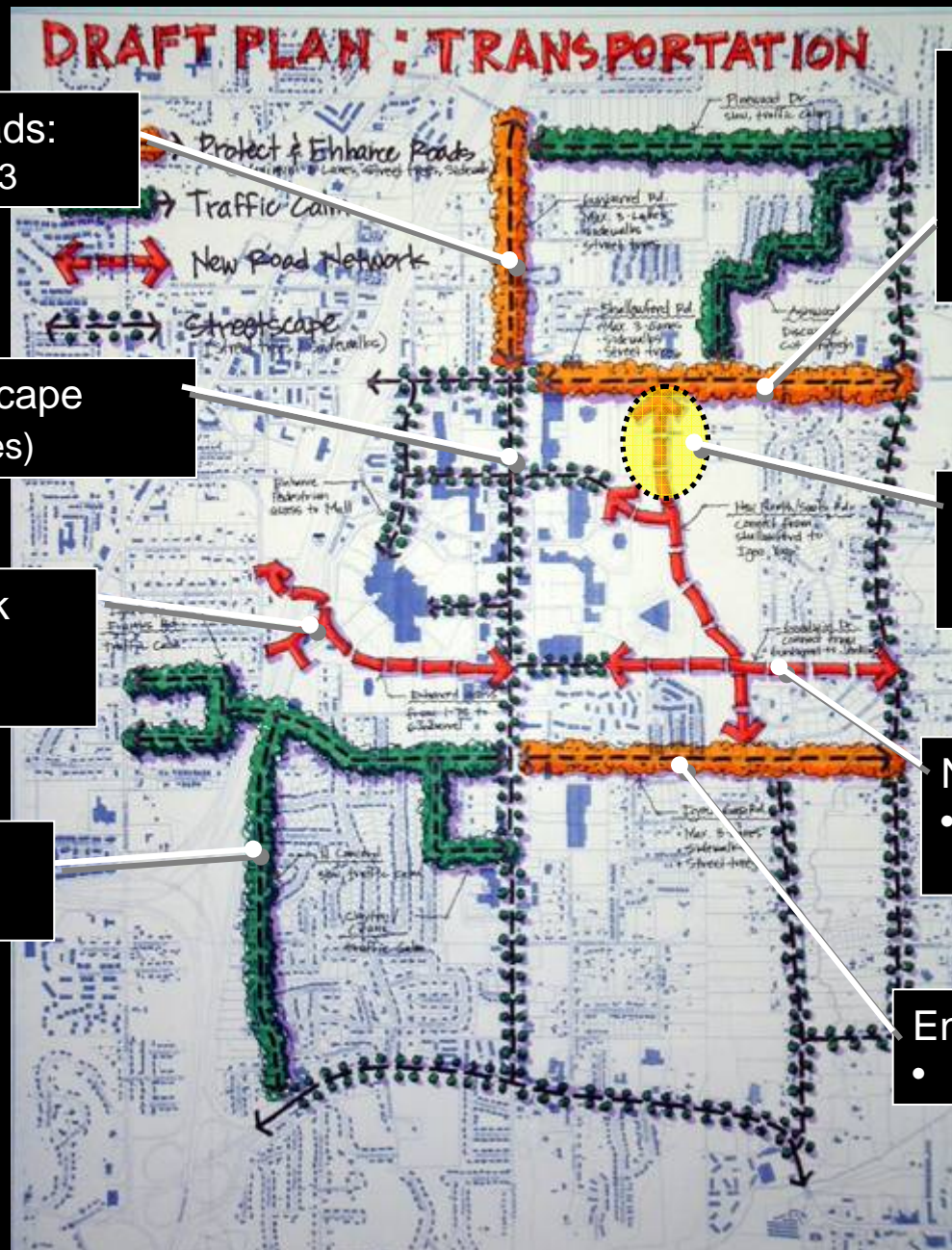
- Secondary Long-term access to Shallowford

New Road Network:

- Goodwin extension (Gunbarrel to Jenkins)

Enhance Key Roads:

- Igou Gap Rd. (2-3 lanes)





Encourage community and stakeholder collaboration





EVENTS - COUNTY
BOWL & SBHS
ETC

CONSTRUCTION
TRAFFIC

NEW PROJECTS-

Money

Visibility at Garden + Arrellaga

Rolling Stops at Garden/Arrellaga

Speeding on Moreno

Traffic on APS

Parking + Events at HS + County Bowl

Overpopulation = ↑ Traffic

Speeding + Reckless Driving on Grand

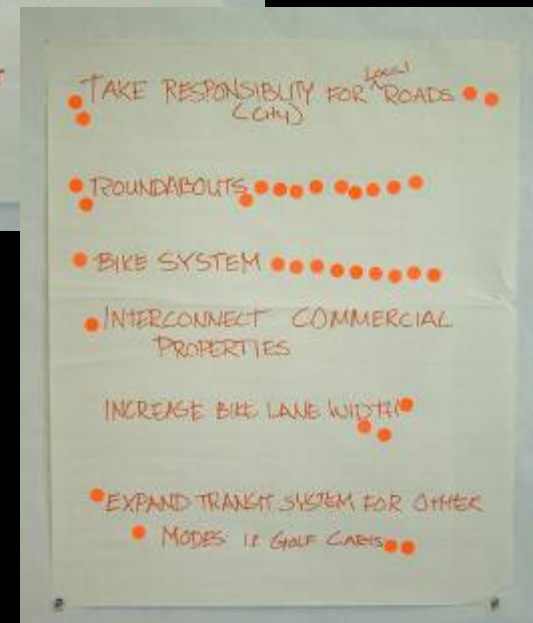
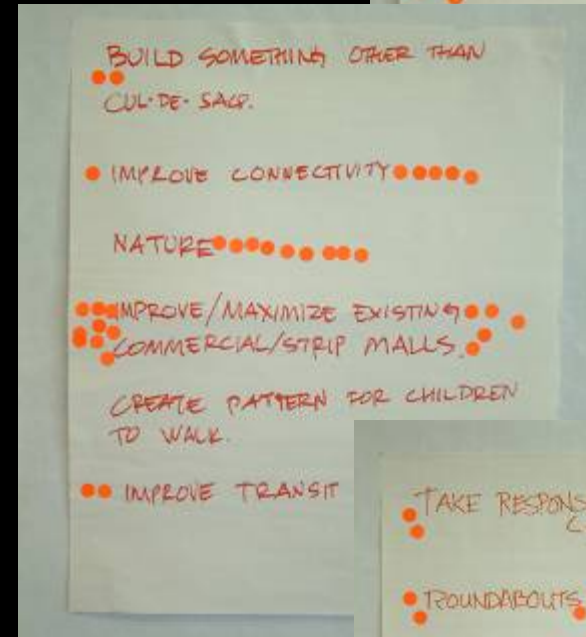
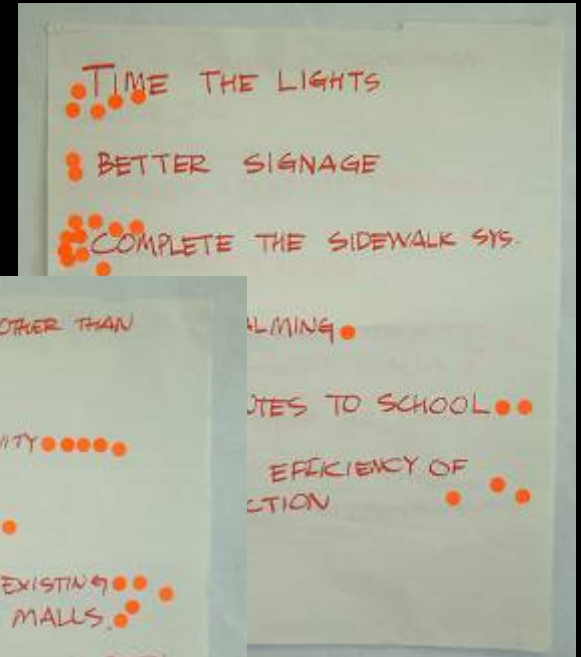


VALUES

1. PARKS & GREENSPACE	46
2. CHARACTER OF THE BUILT ENV.	26
3. COMMUNITY	23
4. SAFETY & SECURITY	20
5. CONVENIENCE	19
6. HISTORIC	17
7. QUALITY OF LIFE	11
8. TRAFFIC, TRANSPORTATION, BIKE/PED, WALKABILITY	6
9. GOOD EDUCATION & GOVERNANCE	6
10. LAND USE	5
11. DIVERSITY	4

Community Brainstorming

1. "Village" Redevelopment Concept (42)
2. Improve Traffic at Intersections (34)
3. Complete sidewalks (27)
4. Improve Connectivity (24)
5. Expand the Bicycle System (23)
6. Improve Transit Connectivity (12)
7. Traffic Calming (10)



Developing a Community Vision: **Design Charrettes & Workshops**

DON'T FORGET!

**Neighborhood
Traffic
Meetings**

April 28-30

PEACHTREE BATTLE ALLIANCE



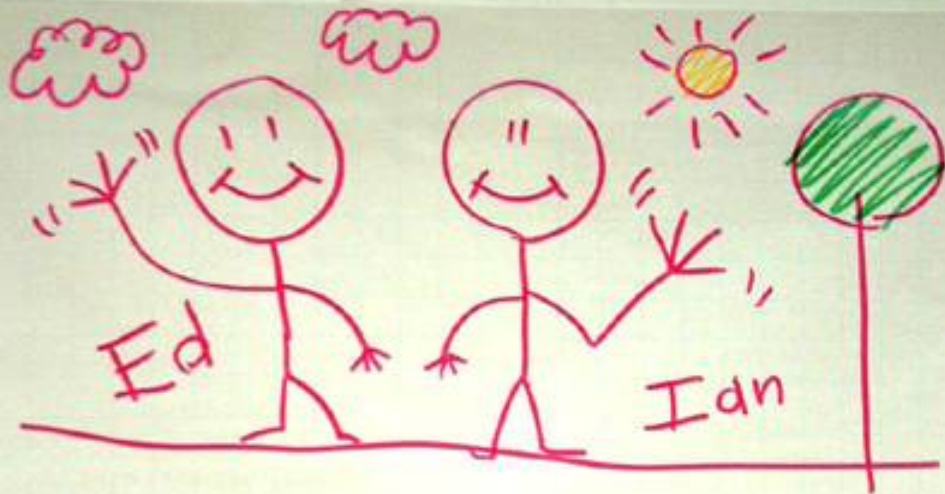
On-Site working studio

Multi-disciplinary technical staff

Open House to the Public

Allows for collaborative working environment (team & public)





Dear Visitor: We are in the
neighborhood right now
Give us a call and
we'll come back or
meet in the street

Ian + Ed

Mobile: 404-353-1833



Hello -

My name is Caryl Oglesby
I live at 515 Westover Drive.

Our street is wider than average
and attracts a great deal of cut
through avoiding the N side/W. Wesley
intersect. The attempt to get speed
humps failed and yet there needs
to be some deterrent for cut
through / speeding - please see
the attached red line as a
suggestion to aide. Thank

you - sorry I missed
you.







**Developing a Community Vision:
Design Charrettes & Workshops
Technical Coordination**



Walter Foran Blvd. Focus Area

- Weave future development into the Framework Plan
- Plan required open space to be part of the larger Parks & Open Space



Atlanta Road & the River



the “River-Shaker” Option



Developing a Community Vision: **Visualization Tools**



Photo Imaging

Mall Redevelopment: Augusta, GA



Mall Redevelopment: Augusta, GA



Mall Redevelopment: Augusta, GA



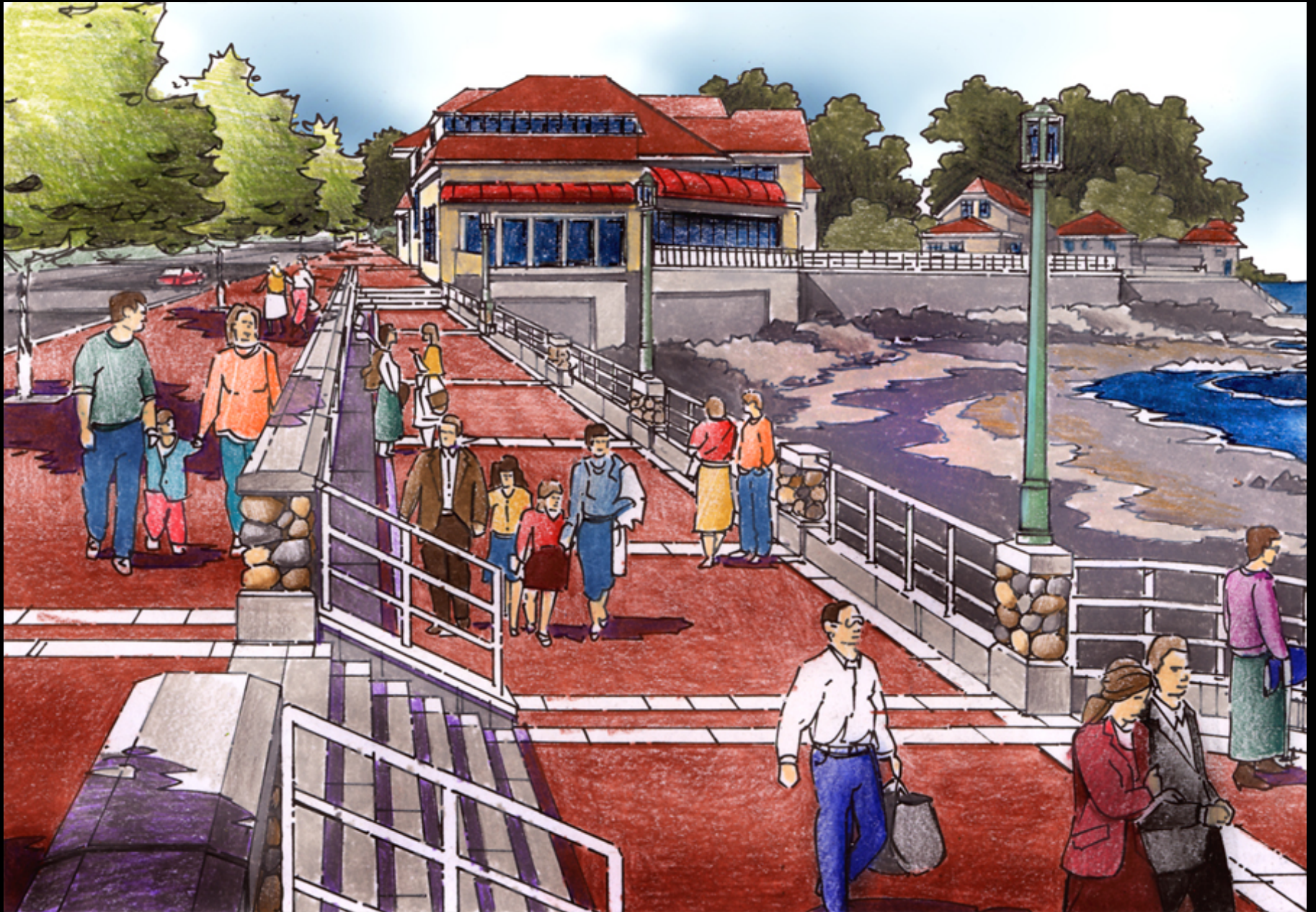
Redevelopment: Buffalo, NY



Redevelopment: Buffalo, NY



Redevelopment: Buffalo, NY



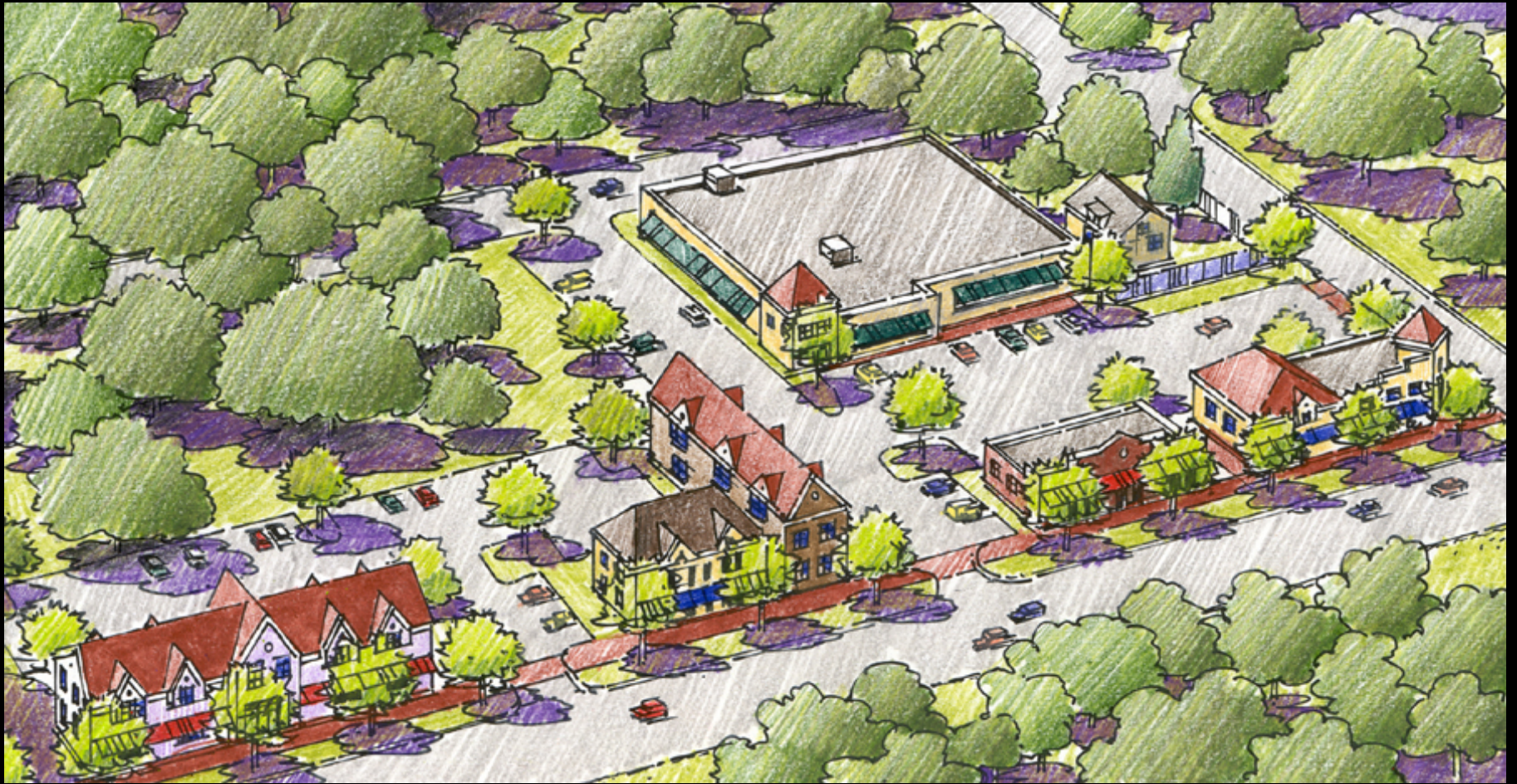
Redevelopment: Buffalo, NY



Redevelopment: Buffalo, NY



Redevelopment: Buffalo, NY



Strip Redevelopment: Saginaw, MI



Design Standards for Tittabawassee Road, Saginaw Township, Michigan

Strip Redevelopment: Saginaw, MI



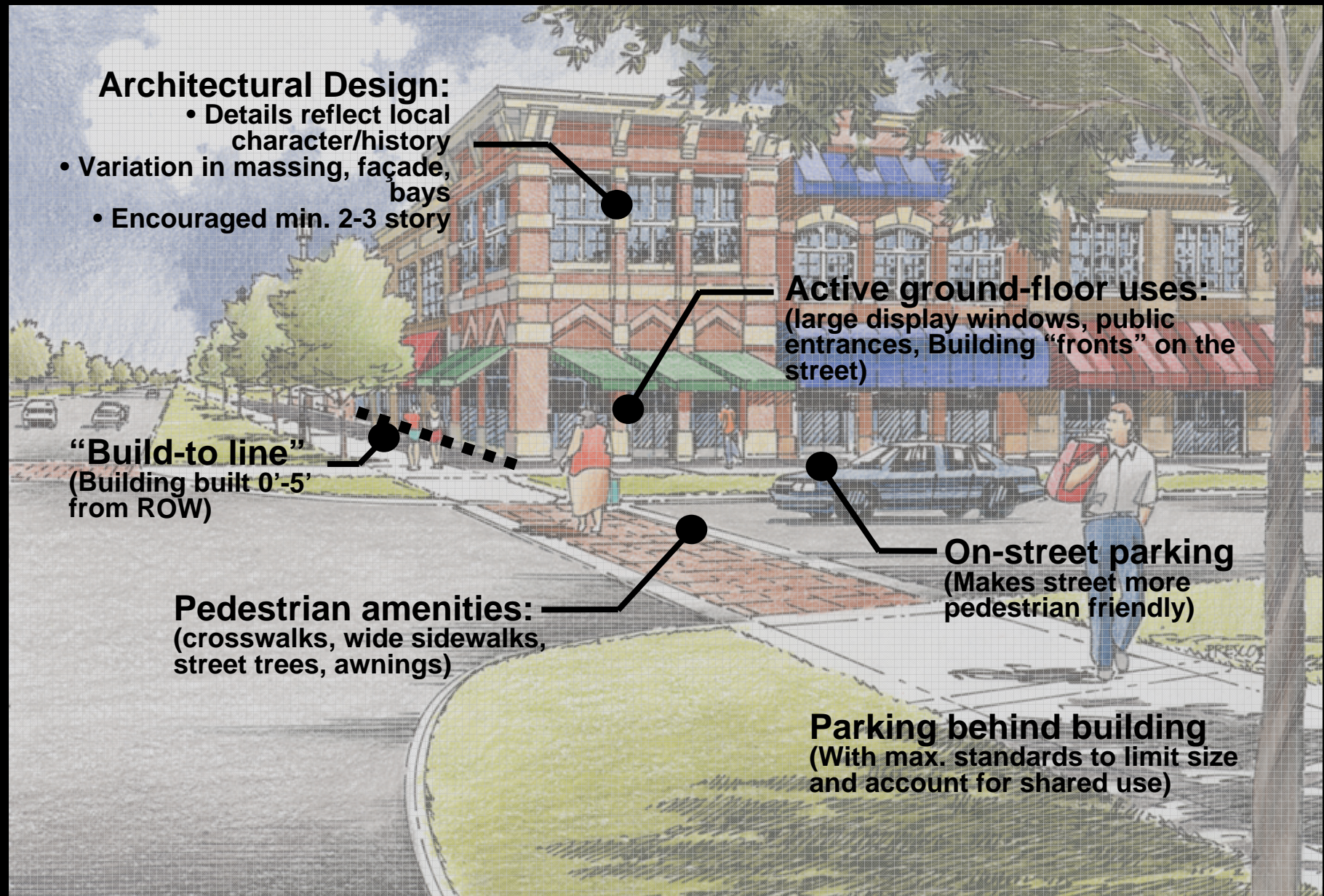
Design Standards for Tittabawassee Road, Saginaw Township, Michigan

Strip Redevelopment: Saginaw, MI



Design Standards for Tittabawassee Road, Saginaw Township, Michigan

Strip Redevelopment: Saginaw, MI



Design Standards for Tittabawassee Road, Saginaw Township, Michigan



Photo Imaging

Digital Enhancement

Strip Redevelopment: Edgewood, FL



Strip Redevelopment: Edgewood, FL



Strip Redevelopment: Edgewood, FL



Neighborhood Traffic Calming: Centerville, DE



Neighborhood Traffic Calming: Centerville, DE



Neighborhood Redevelopment: Isla Vista, CA



Neighborhood Redevelopment: Isla Vista, CA



Neighborhood Redevelopment: Isla Vista, CA





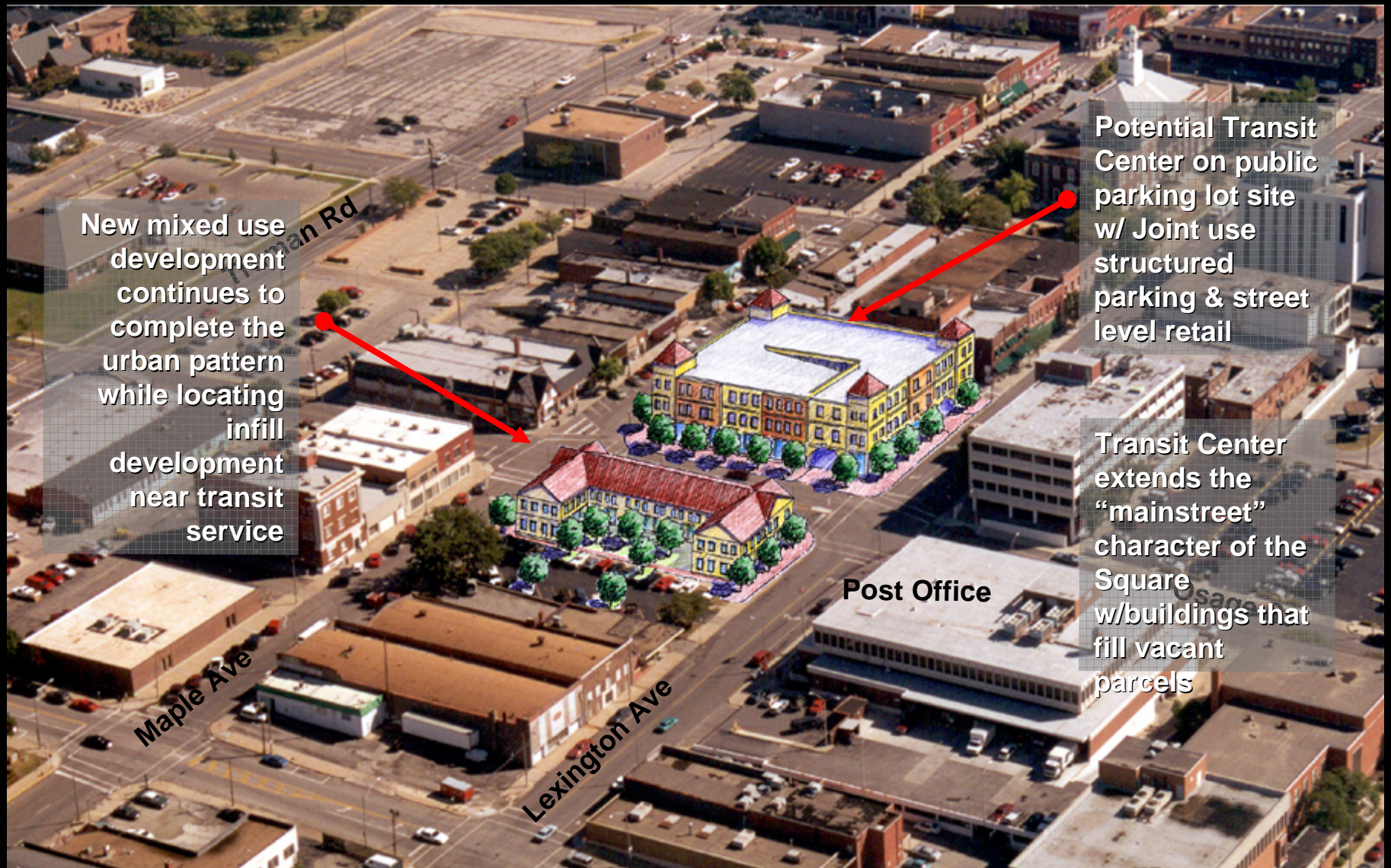
Photo Imaging **Hybrids**

Downtown Redevelopment: Independence, MO



Joint Use Transit Center ?

Downtown Redevelopment: Independence, MO



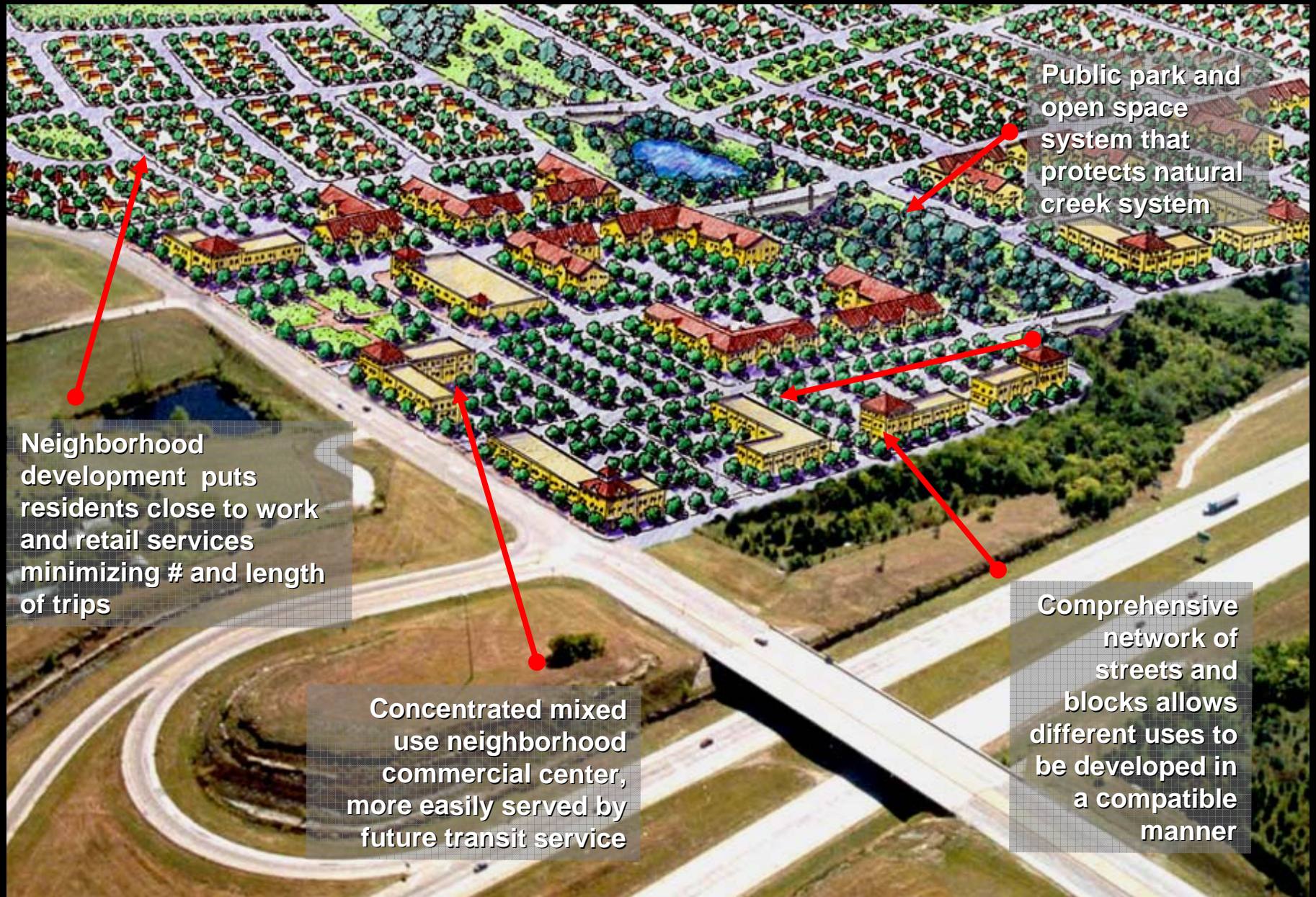
Joint Use Transit Center ?

Suburban Greenfield Development: Shawnee, KS



Future Shawnee "Town Center" ?

Suburban Greenfield Development: Shawnee, KS

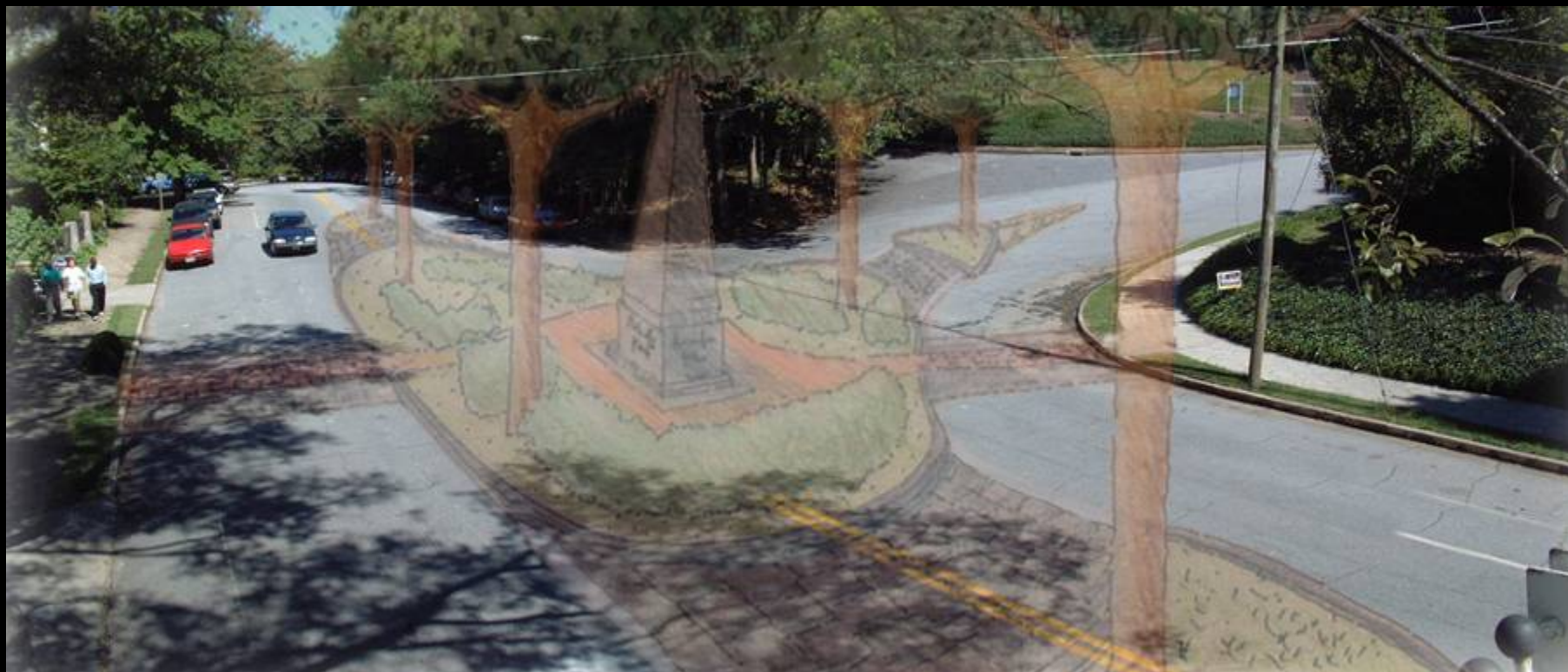


Future Shawnee "Town Center" ?

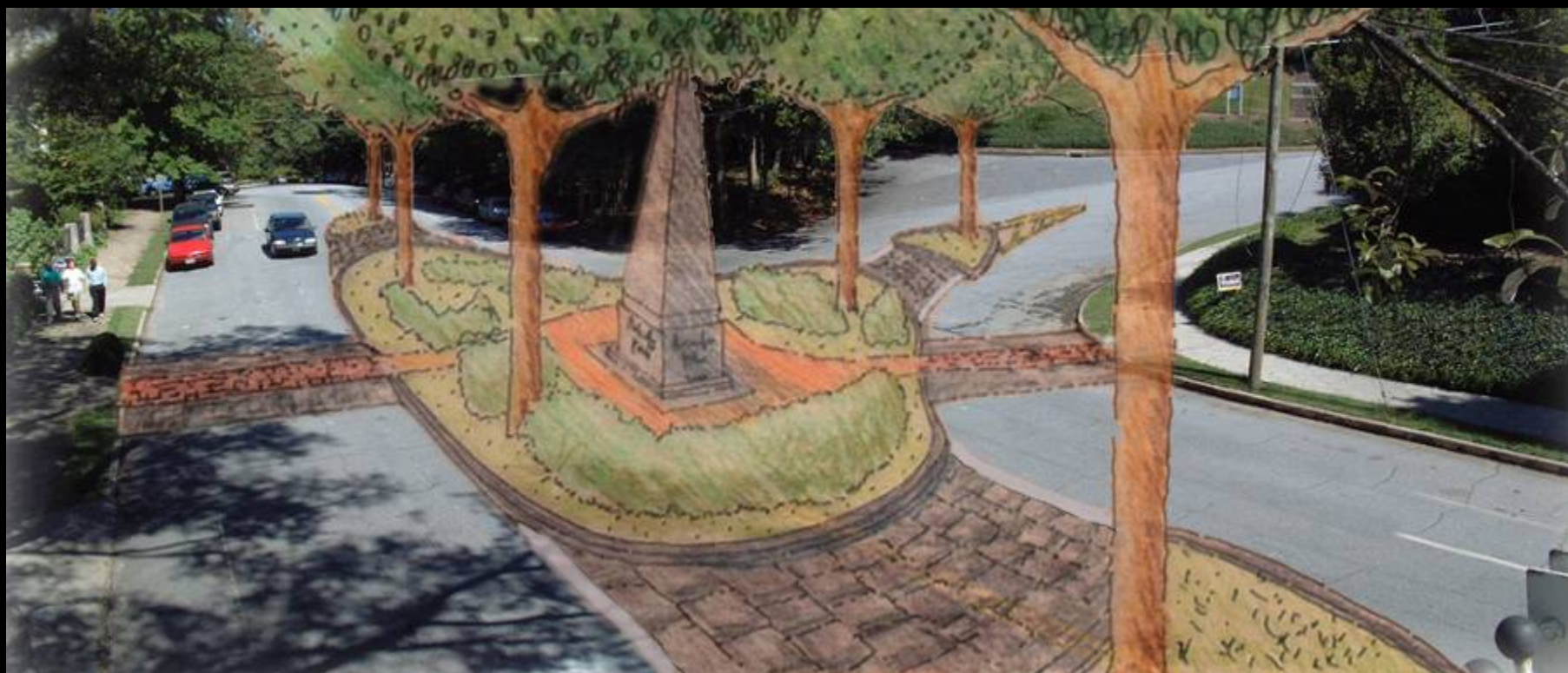
Ansley Park



Ansley Park



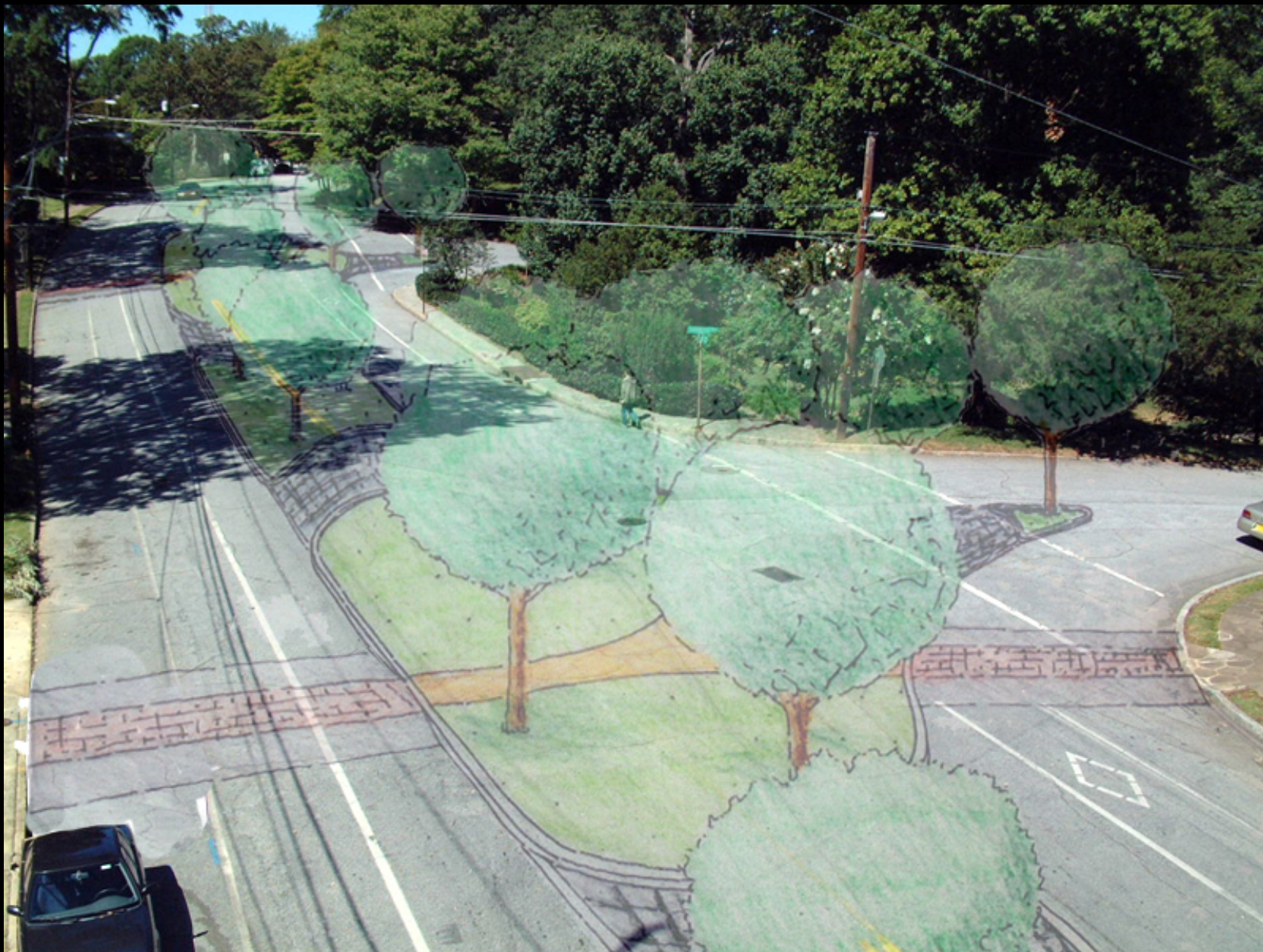
Ansley Park



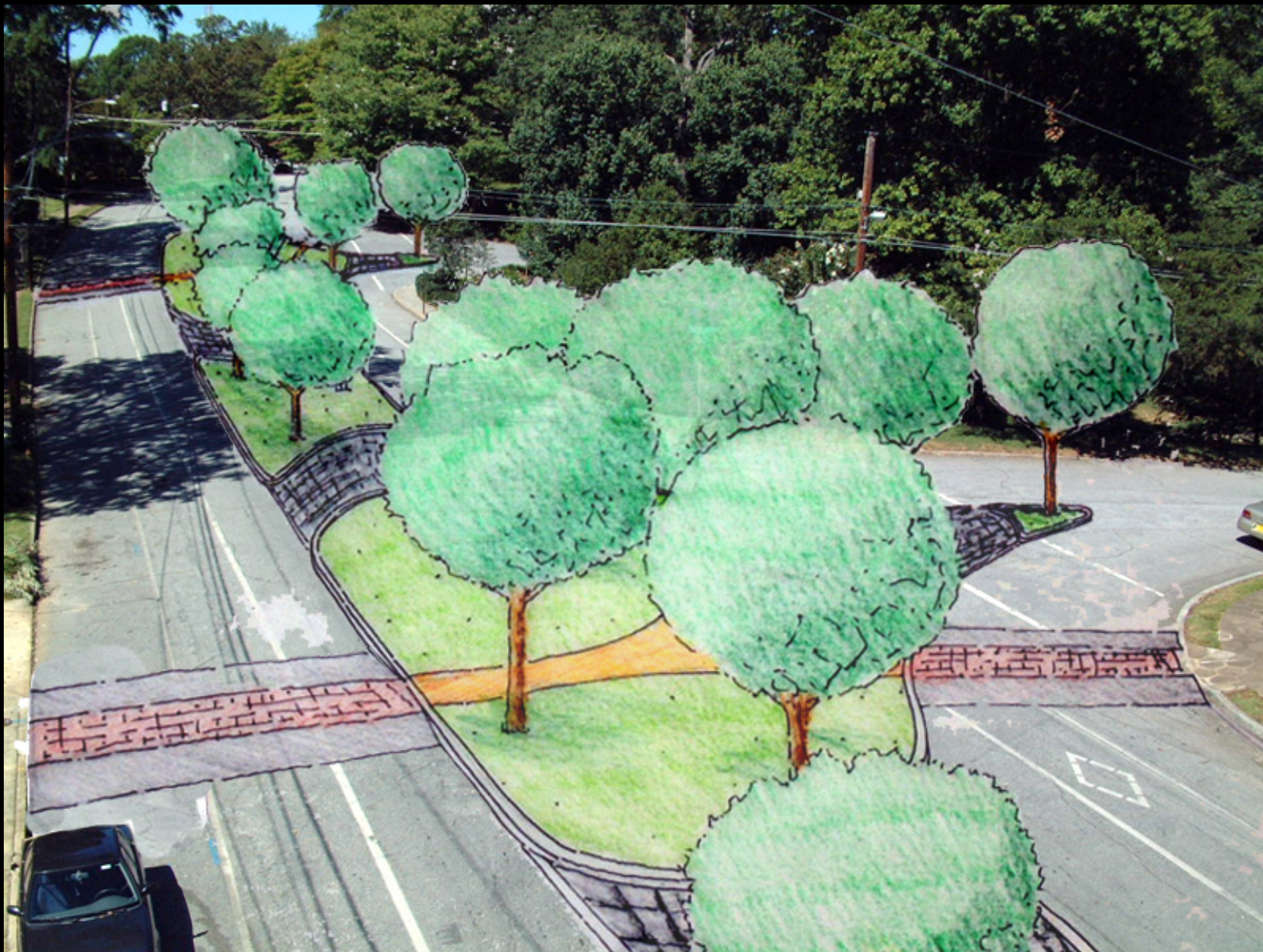
Ansley Park

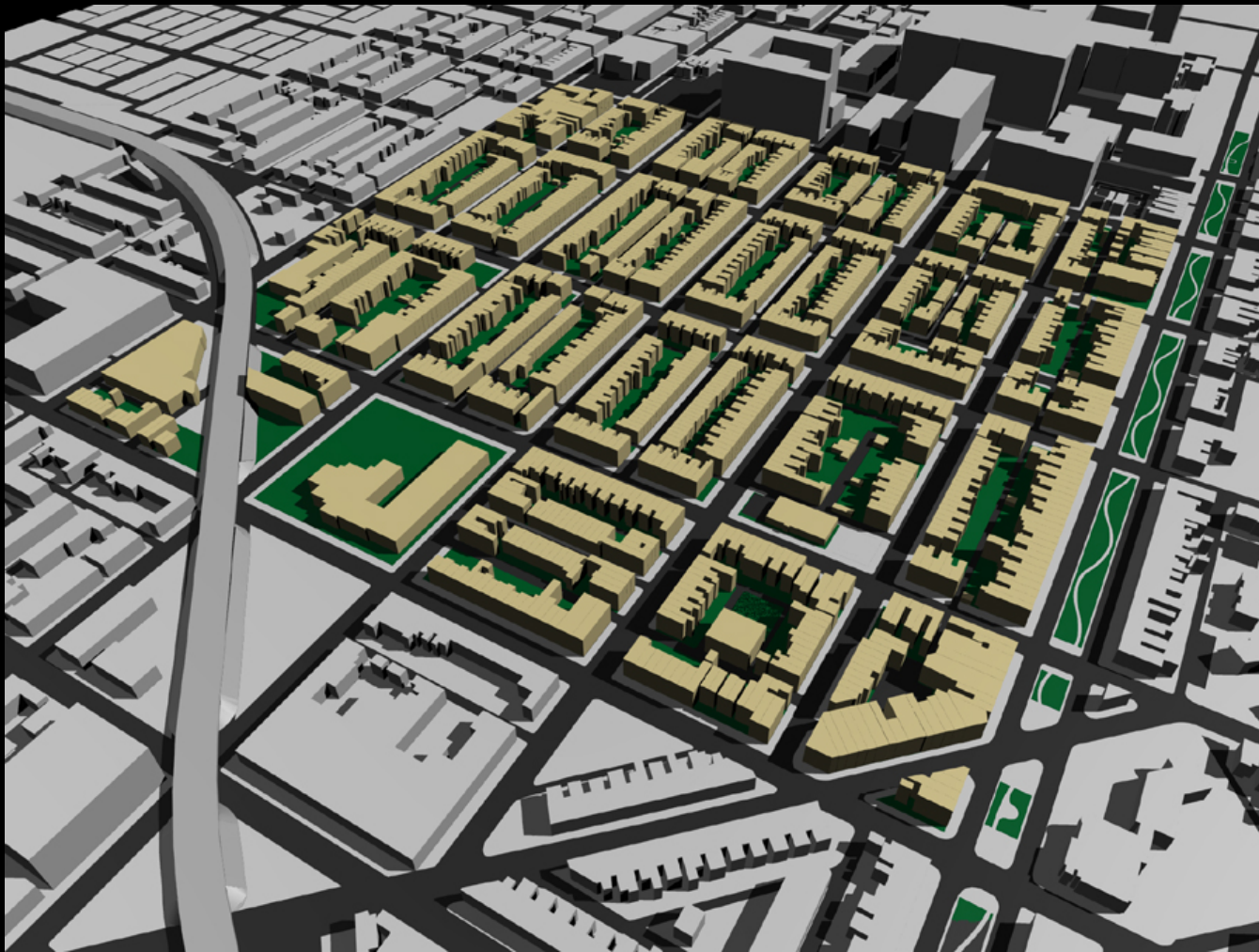


Ansley Park



Ansley Park





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JEFF WINSTON, Principal, Winston Associates

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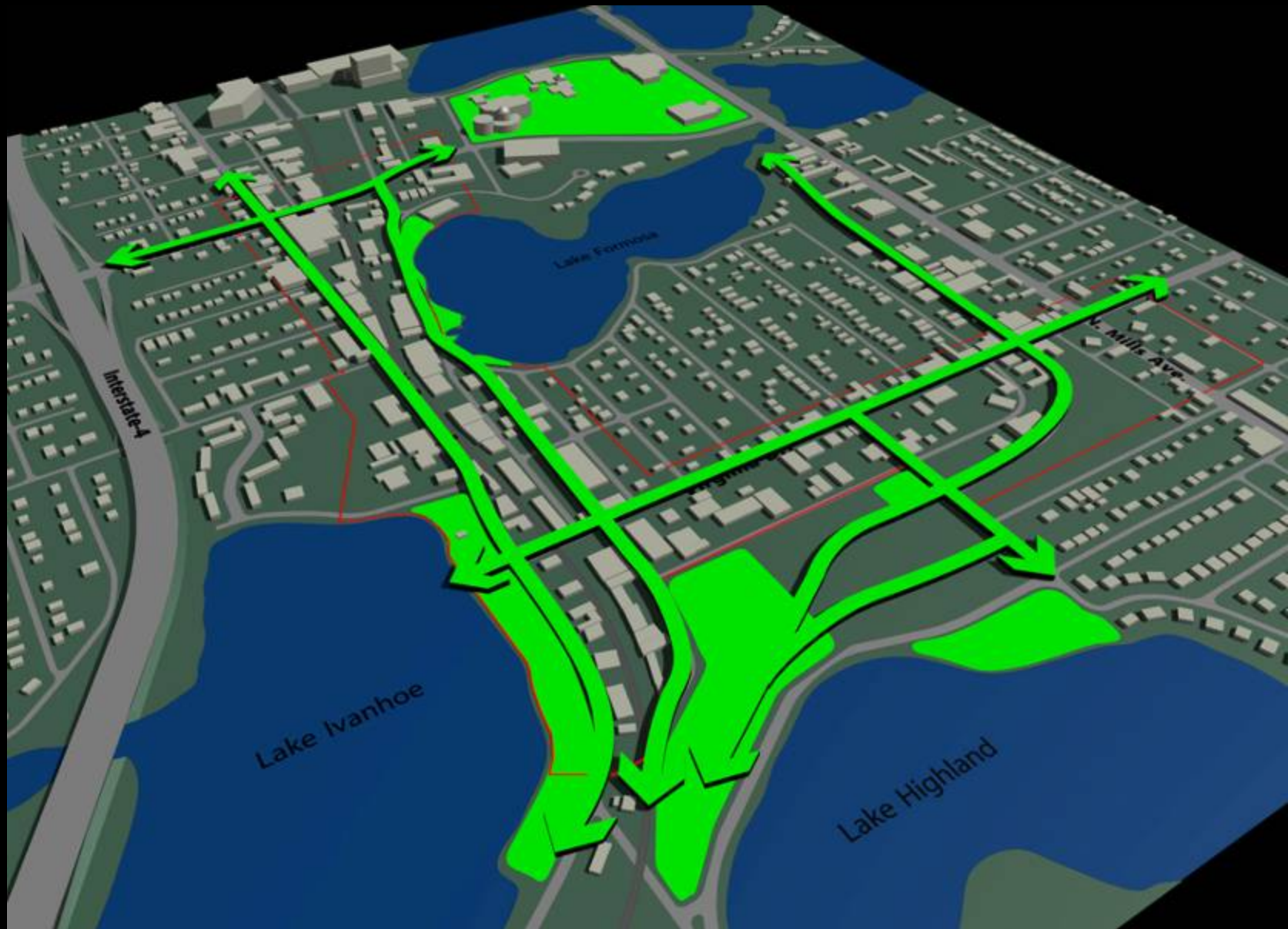
Model courtesy of
Winston Associates,
Boulder, Colorado

Check out this case study at www.sketchup.com/planning
(While you're there, download a free 8-hour trial of SketchUp.)

Design Principles Connect the Neighborhoods to the District



Design Principles Link Parks and Open Spaces



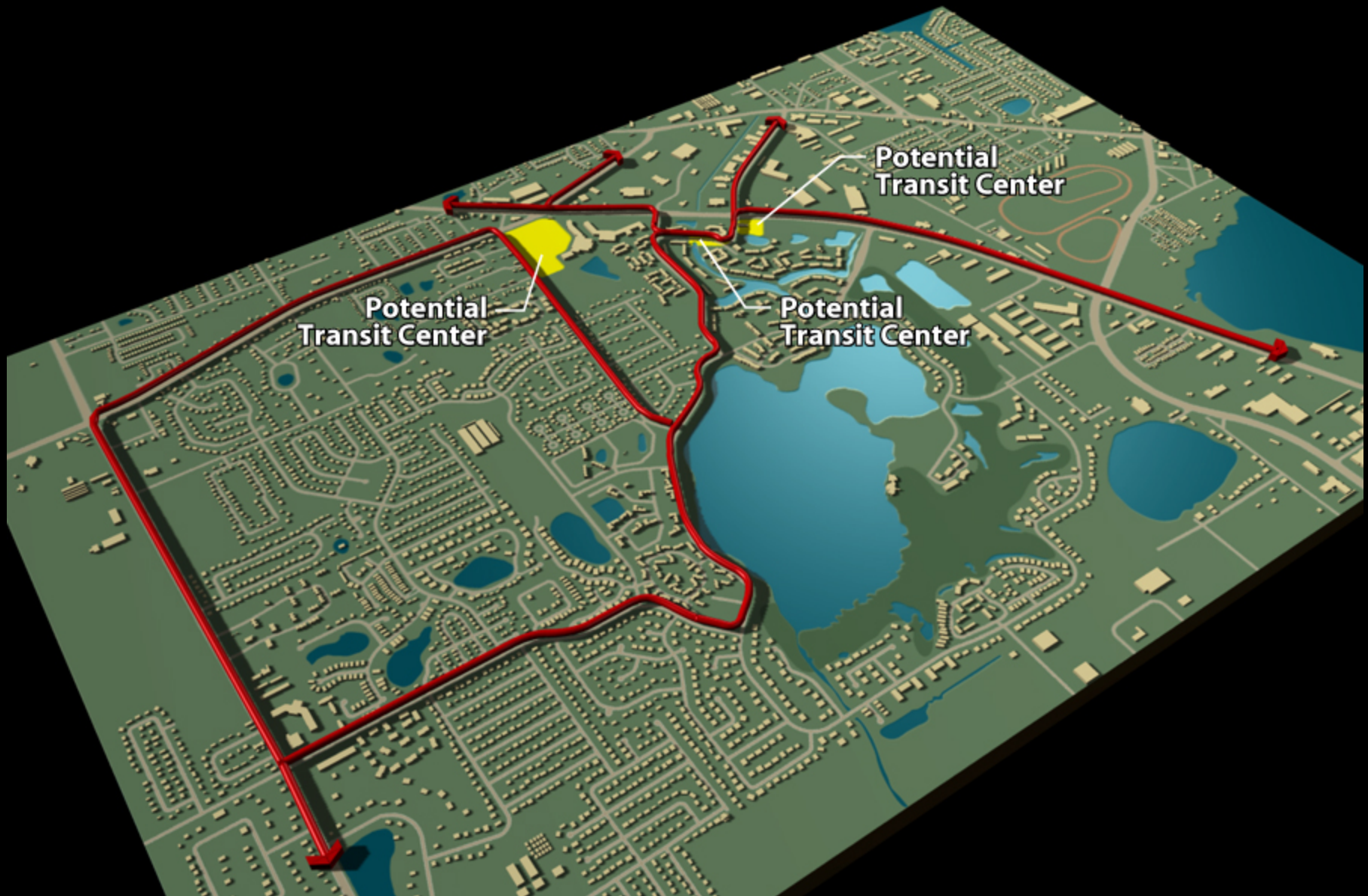
Design Principles Bike Circulation



Design Principles Neighborhood Identity



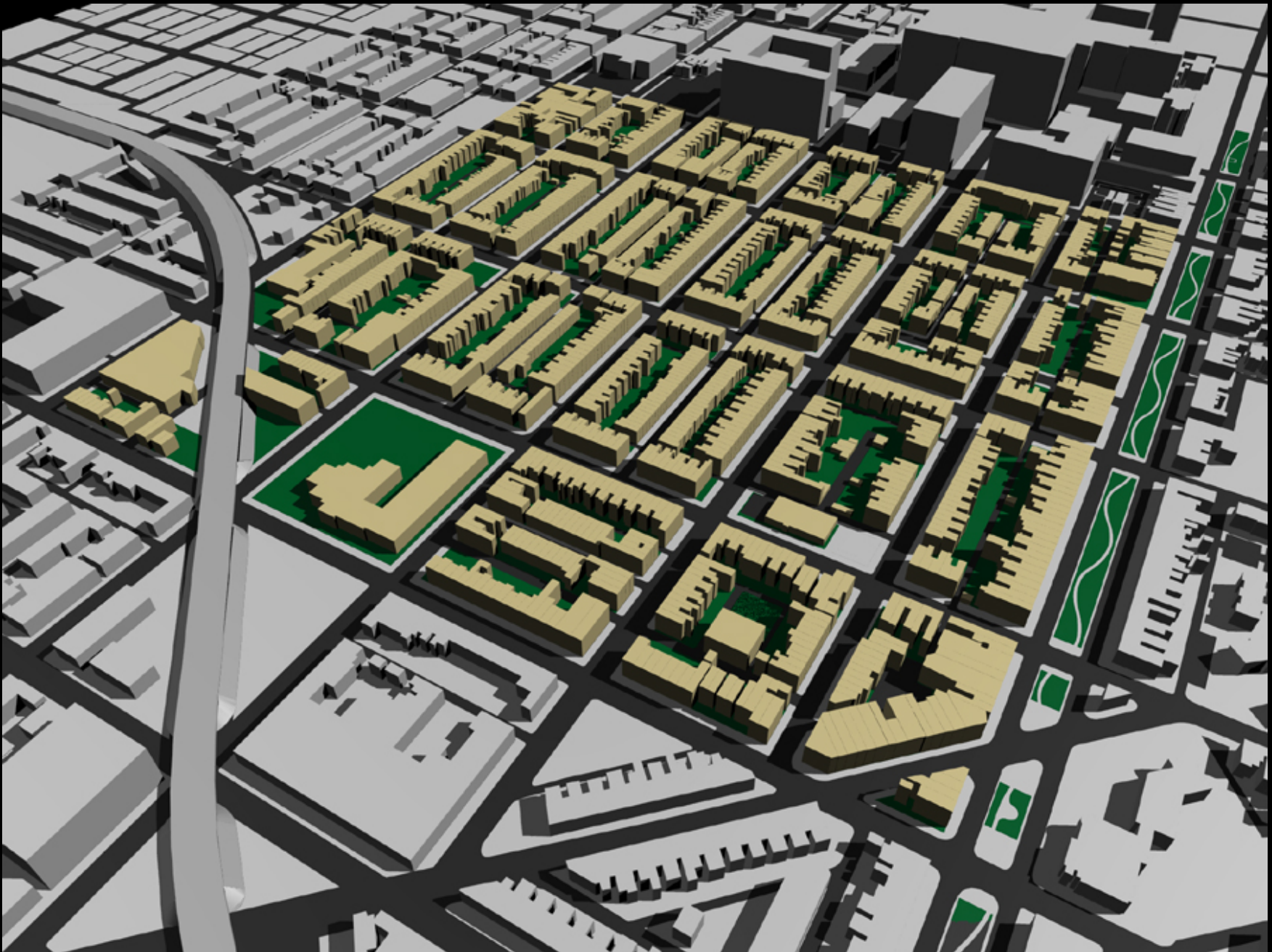
Design Principles Transit



Middle East Neighborhood: Baltimore, MD



Middle East Neighborhood: Existing Conditions



Middle East Neighborhood: **Proposed Redevelopment**



Neighborhood Redevelopment: Isla Vista, CA



Neighborhood Redevelopment: Isla Vista, CA



Neighborhood Redevelopment: Isla Vista, CA



Neighborhood Redevelopment: Isla Vista, CA



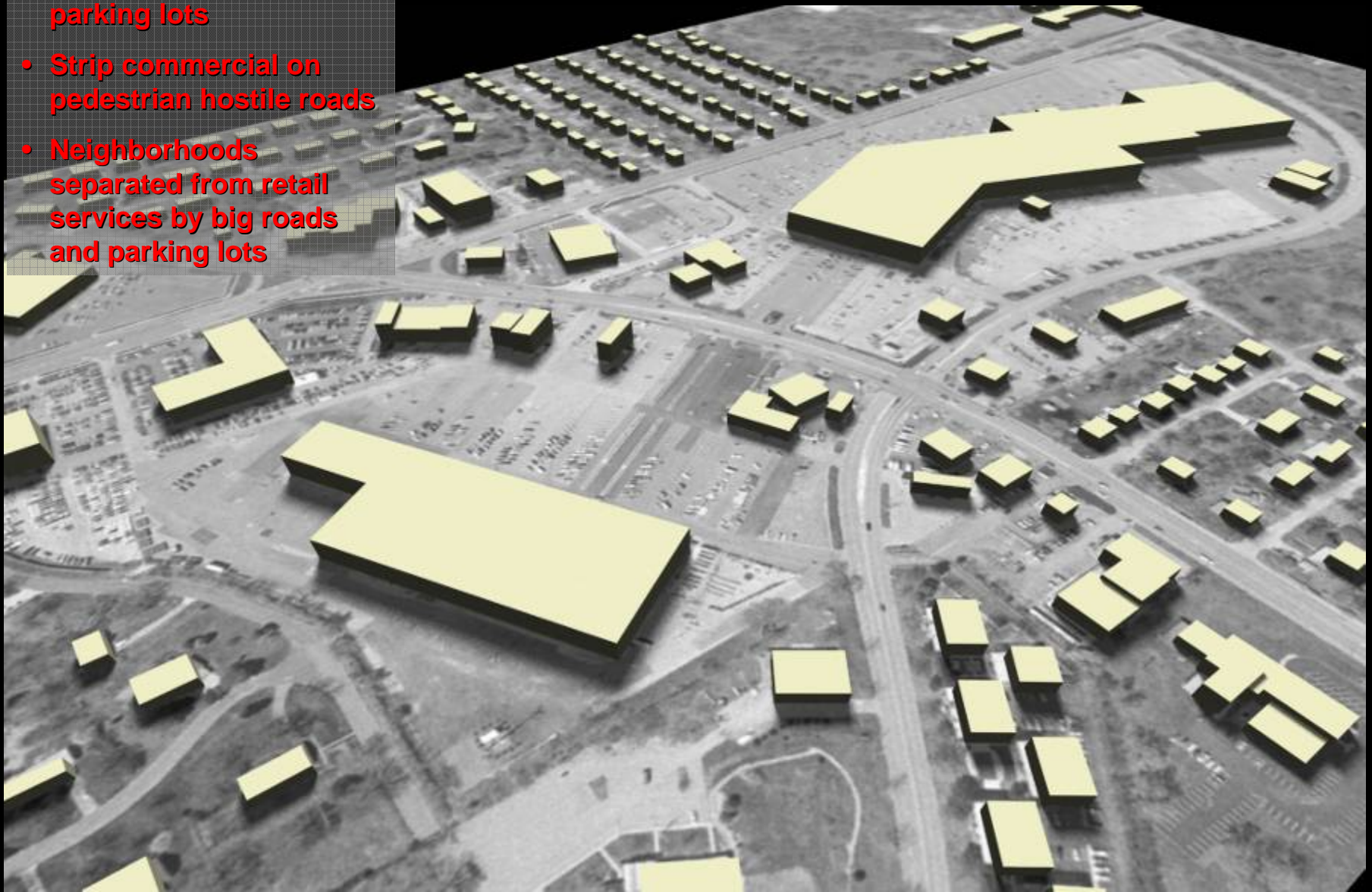
Neighborhood Redevelopment: Isla Vista, CA



Mall Redevelopment: Kansas City, MO

Existing Condition

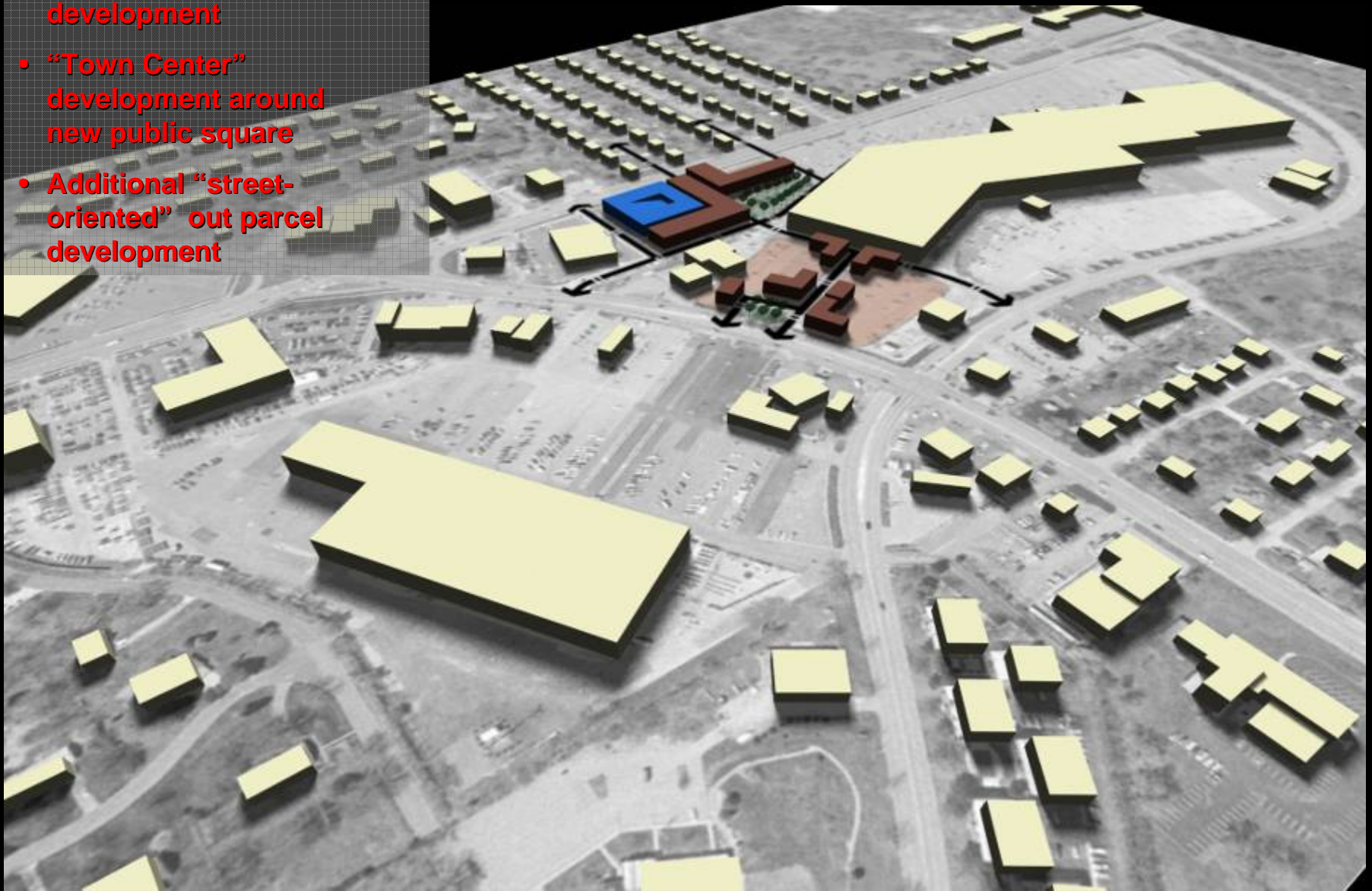
- Large underutilized parking lots
- Strip commercial on pedestrian hostile roads
- Neighborhoods separated from retail services by big roads and parking lots



Mall Redevelopment: Kansas City, MO

Initial Phase (2-5 years)

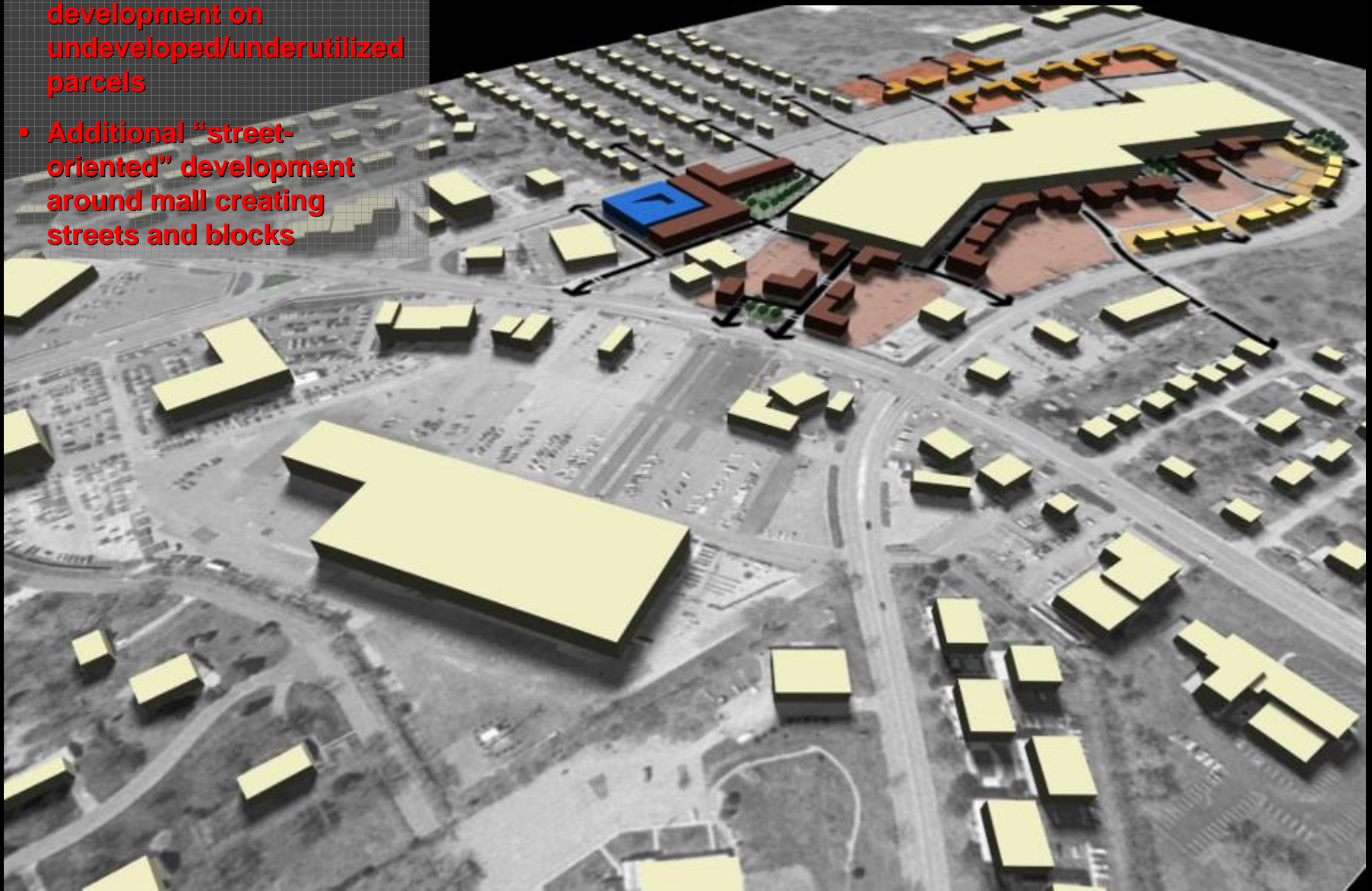
- Transit Center/joint use development
- “Town Center” development around new public square
- Additional “street-oriented” out parcel development



Mall Redevelopment: Kansas City, MO

Short Term (5-10 years)

- New residential development on undeveloped/underutilized parcels
- Additional “street-oriented” development around mall creating streets and blocks



Mall Redevelopment: Kansas City, MO

Long Term (10+ years)

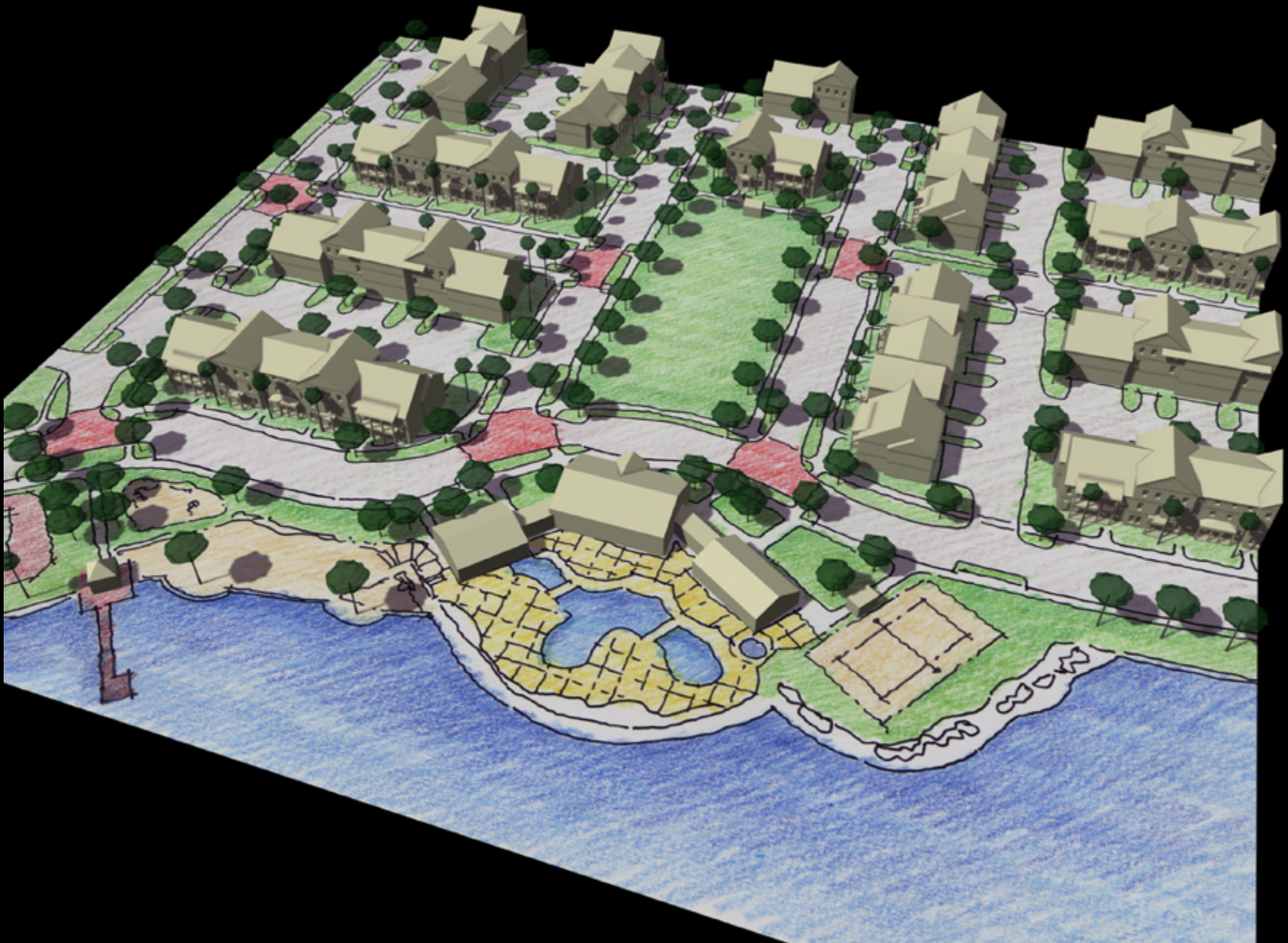
- Potential extension of 52nd St. through mall to Antioch Rd. (opens up access to mall and provides alternative route to Antioch/Vivion)
- Redevelopment of adjacent commercial corridor into “street-oriented” development around streets and blocks



The Town Center



Community Clubhouse



Evolution of a Commercial Strip: Existing Conditions

Transit Service
Ineffective
(buildings too far from
street, results long
walks and inefficient
routing)

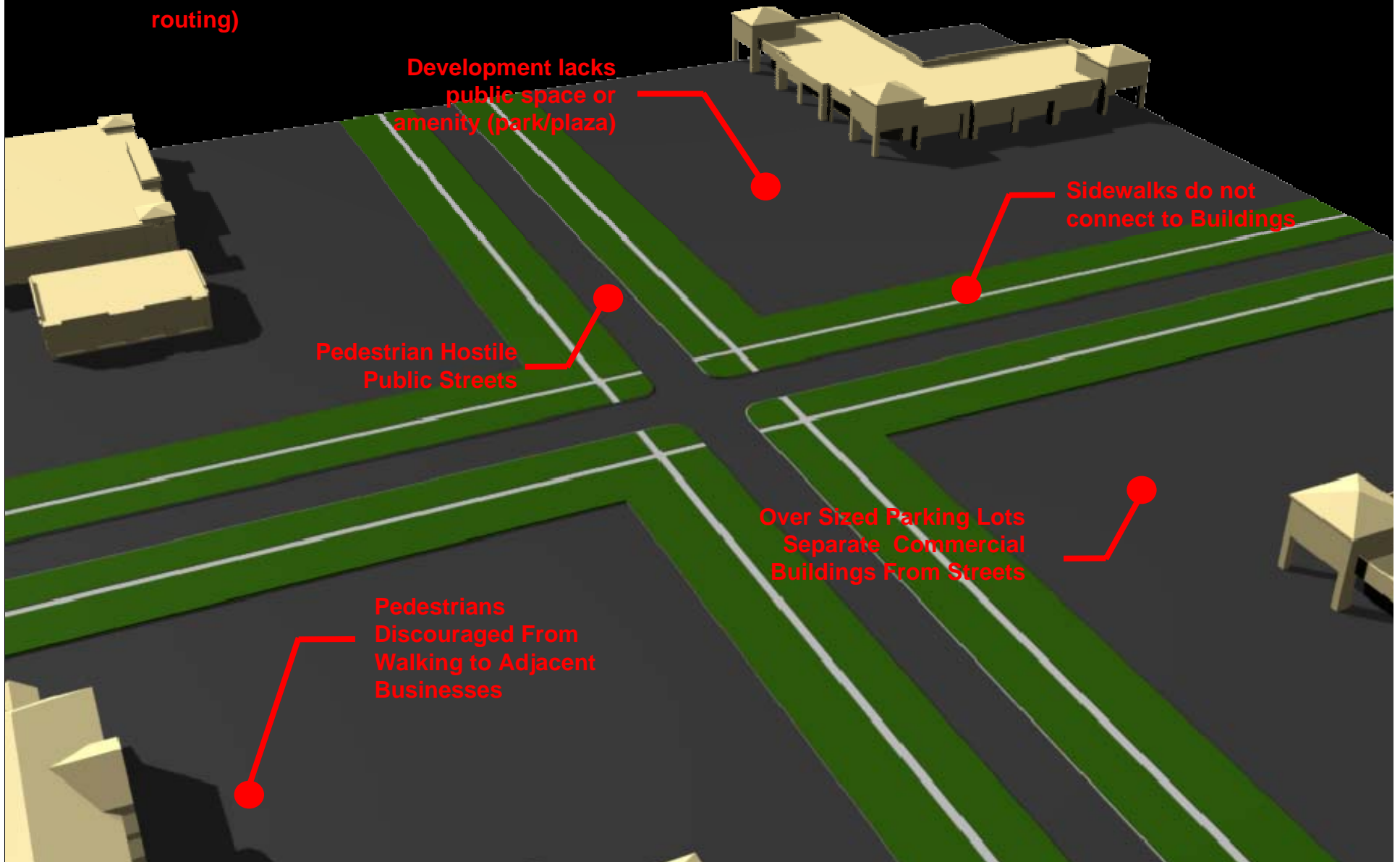
Development lacks
public space or
amenity (park/plaza)

Sidewalks do not
connect to Buildings

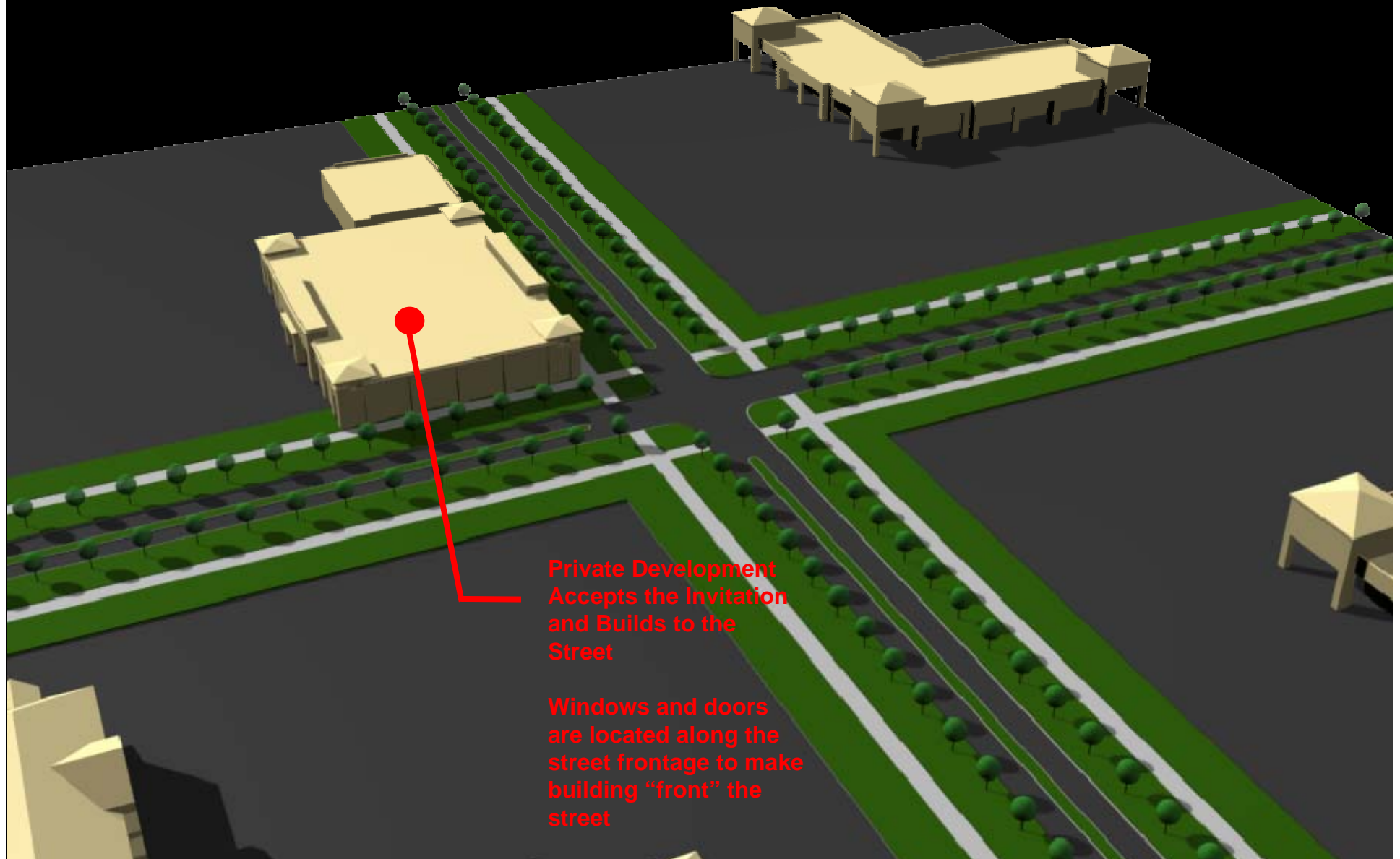
Pedestrian Hostile
Public Streets

Over Sized Parking Lots
Separate Commercial
Buildings From Streets

Pedestrians
Discouraged From
Walking to Adjacent
Businesses



Evolution of a Commercial Strip: Initial Street Oriented Development



Evolution of a Commercial Strip: New Public Square and Continued Street Oriented Development

- Shared “Park Once” Environment is Created

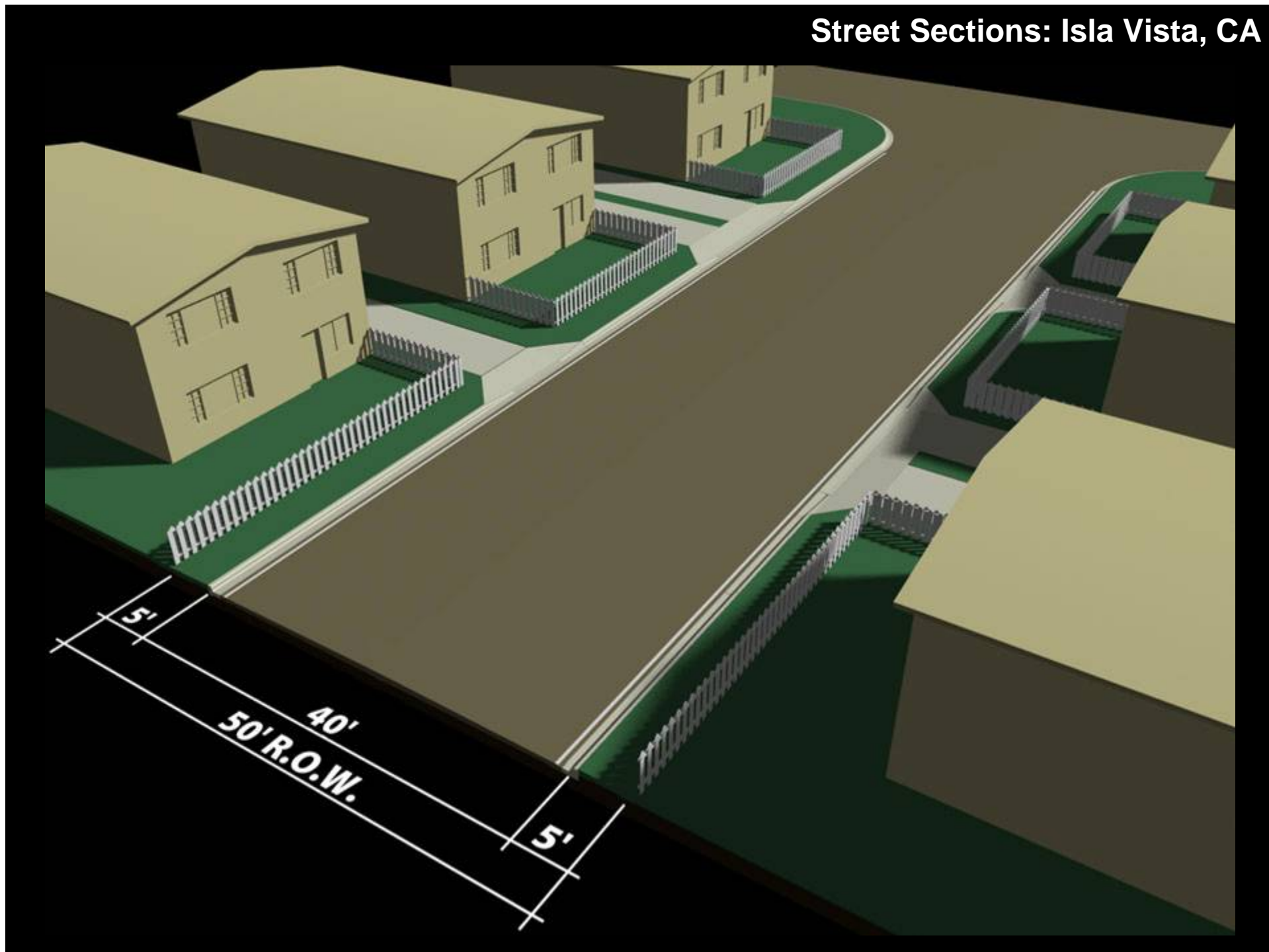
New Development
Continues to build to
the street

Density and Location
of Buildings Support
Public Transit

Public/Private Park
Improvements Create a
Valuable Amenity



Street Sections: Isla Vista, CA



Street Sections: Isla Vista, CA

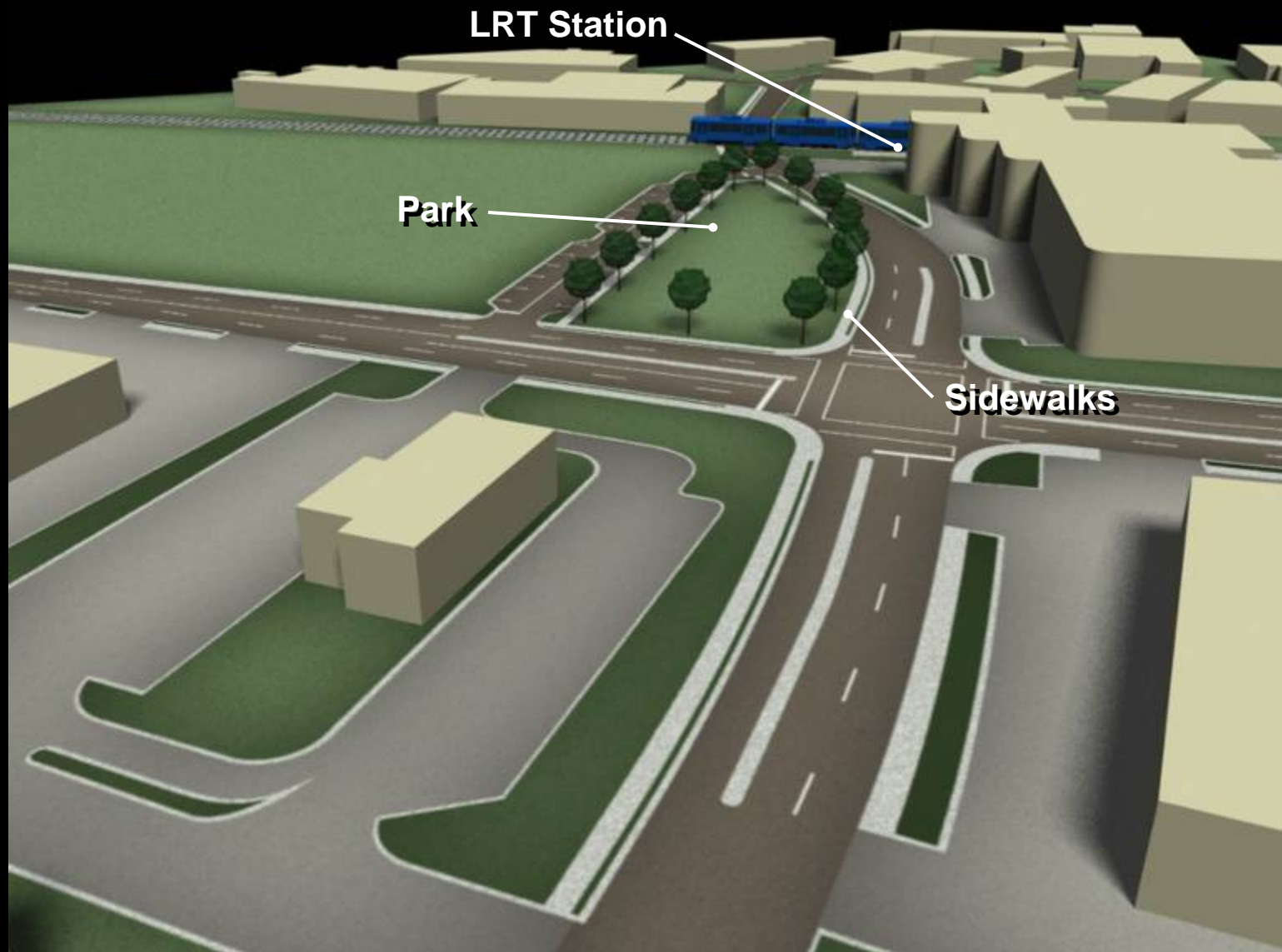




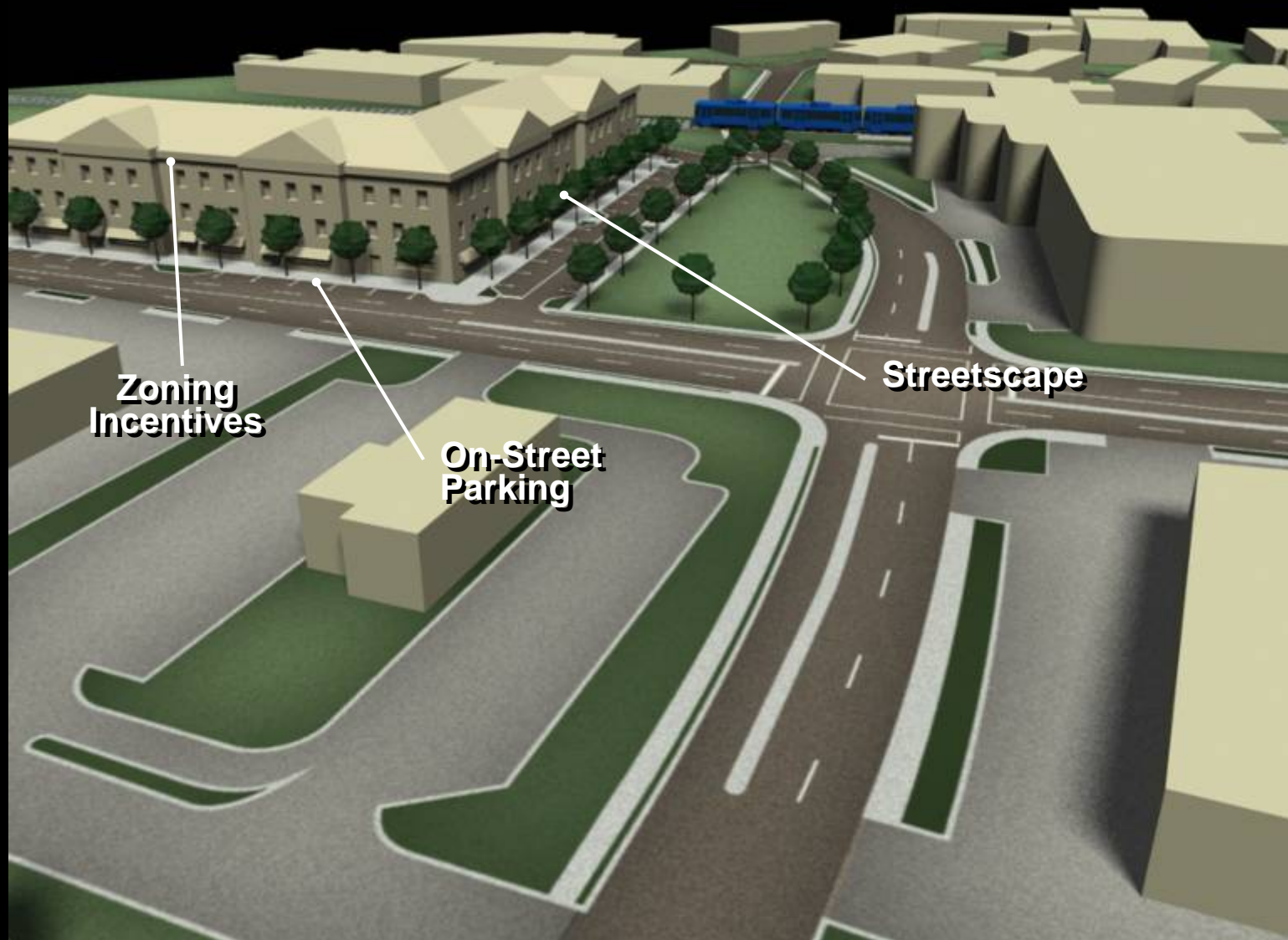
Charlotte, NC Light Rail Station Area Planning



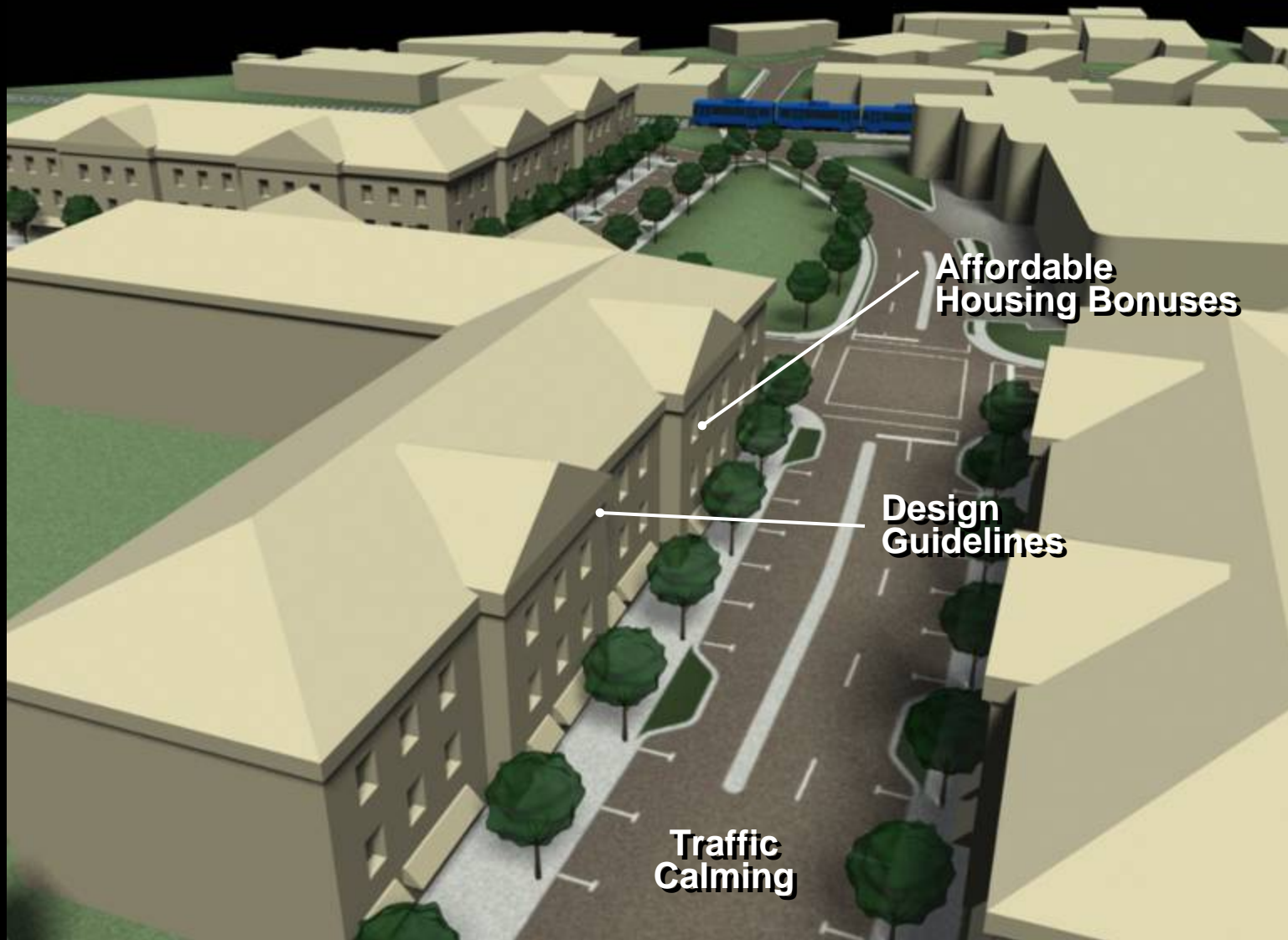
Charlotte, NC Light Rail Station Area Planning



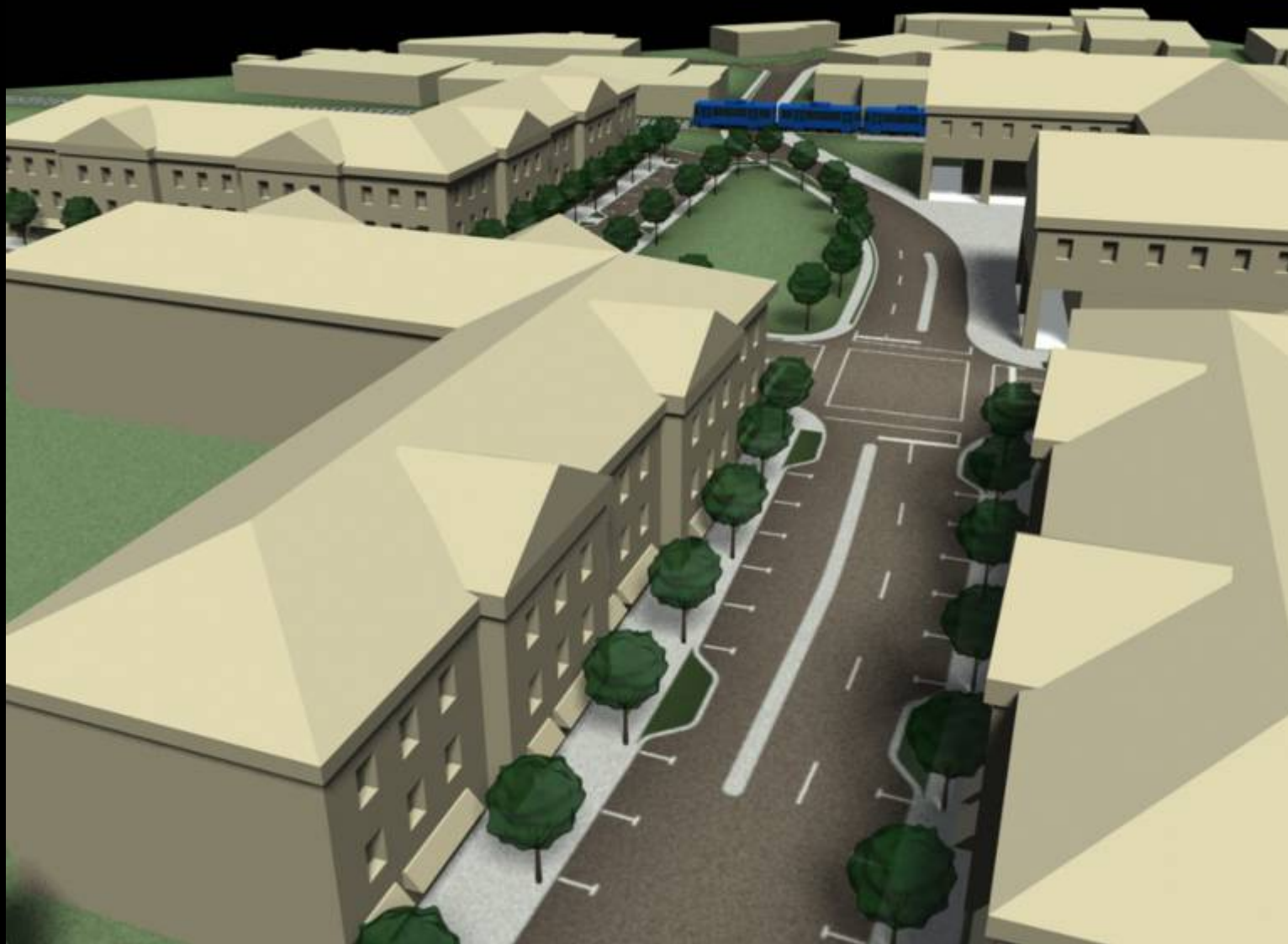
Charlotte, NC Light Rail Station Area Planning



Charlotte, NC Light Rail Station Area Planning



Charlotte, NC Light Rail Station Area Planning



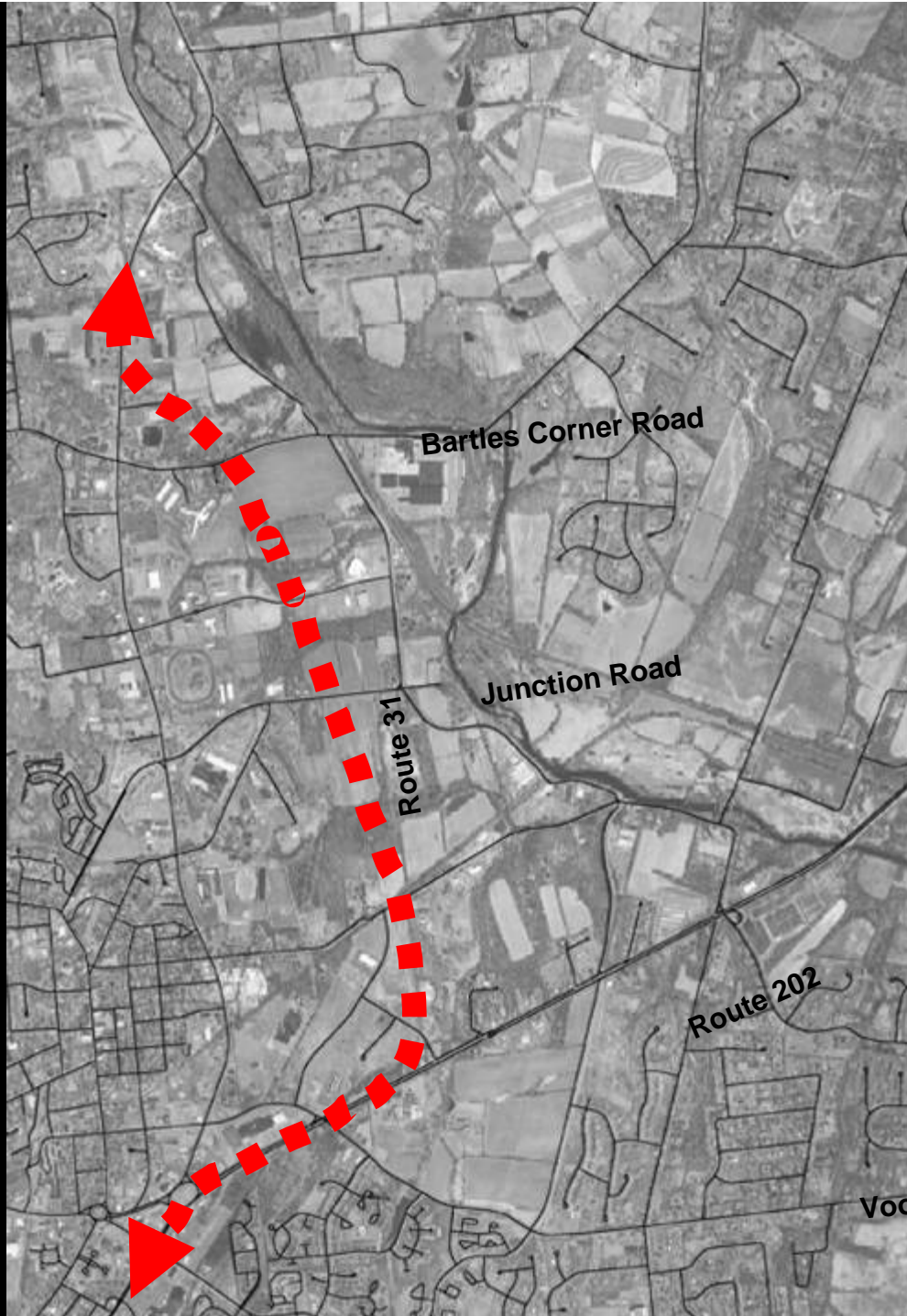






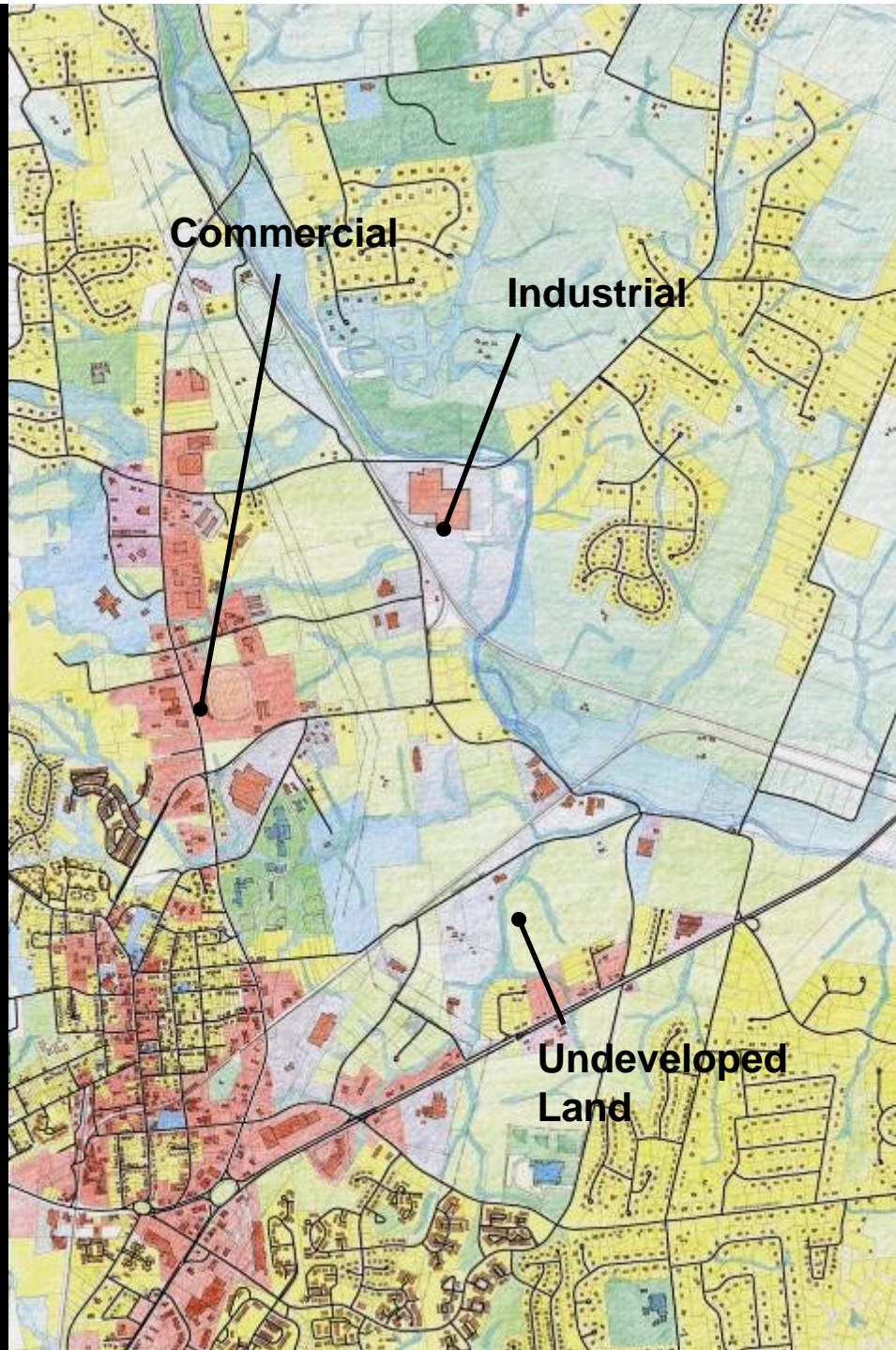
Developing a Community Vision:
Case Study: Flemington, NJ

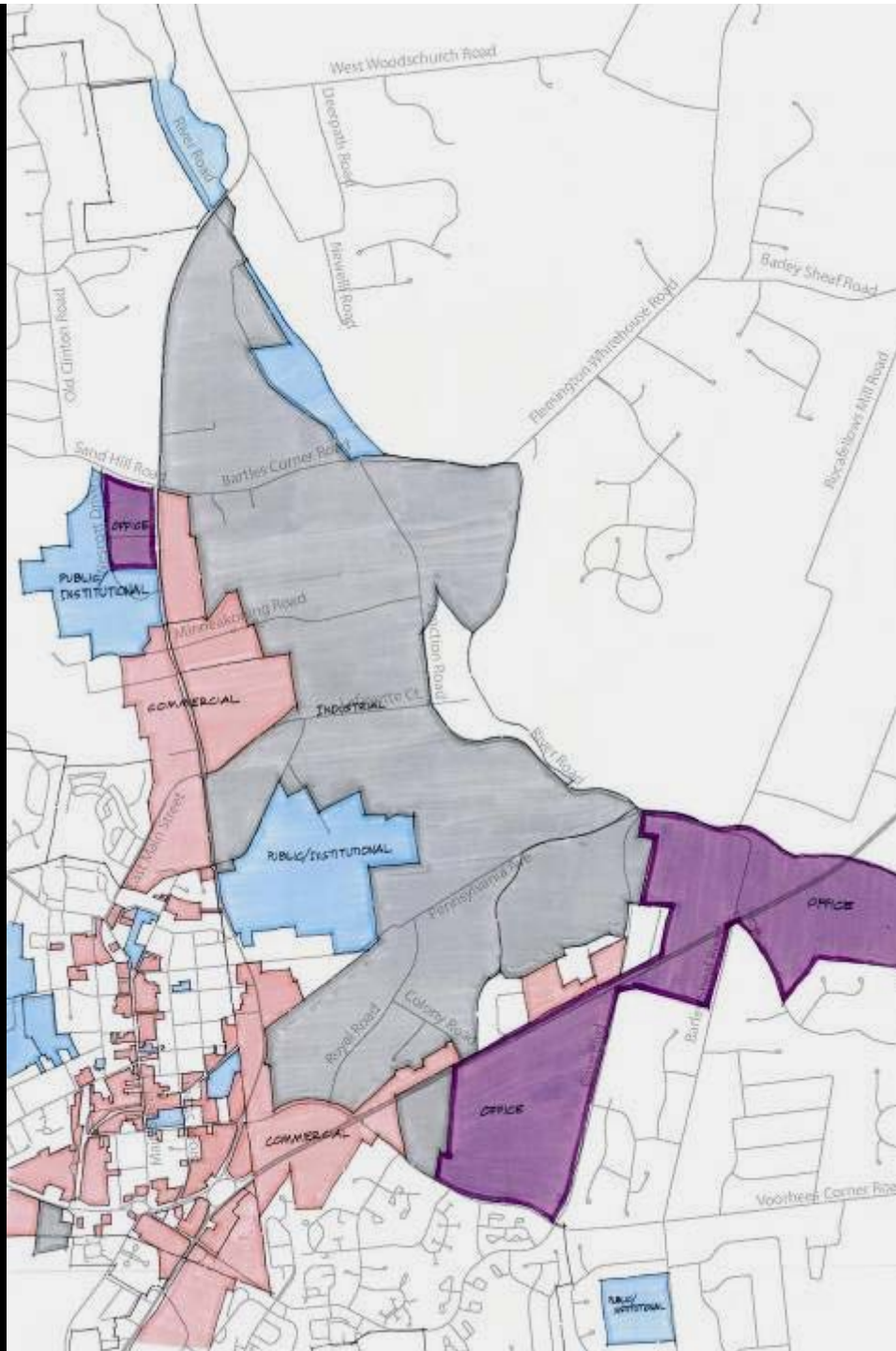
Study Area



Existing Land Use

- Commercial strip development along Route 31 and US 202
- Undeveloped agricultural lands converting to commercial and industrial uses
- Still lots of undeveloped land (opportunity to shape future development pattern)





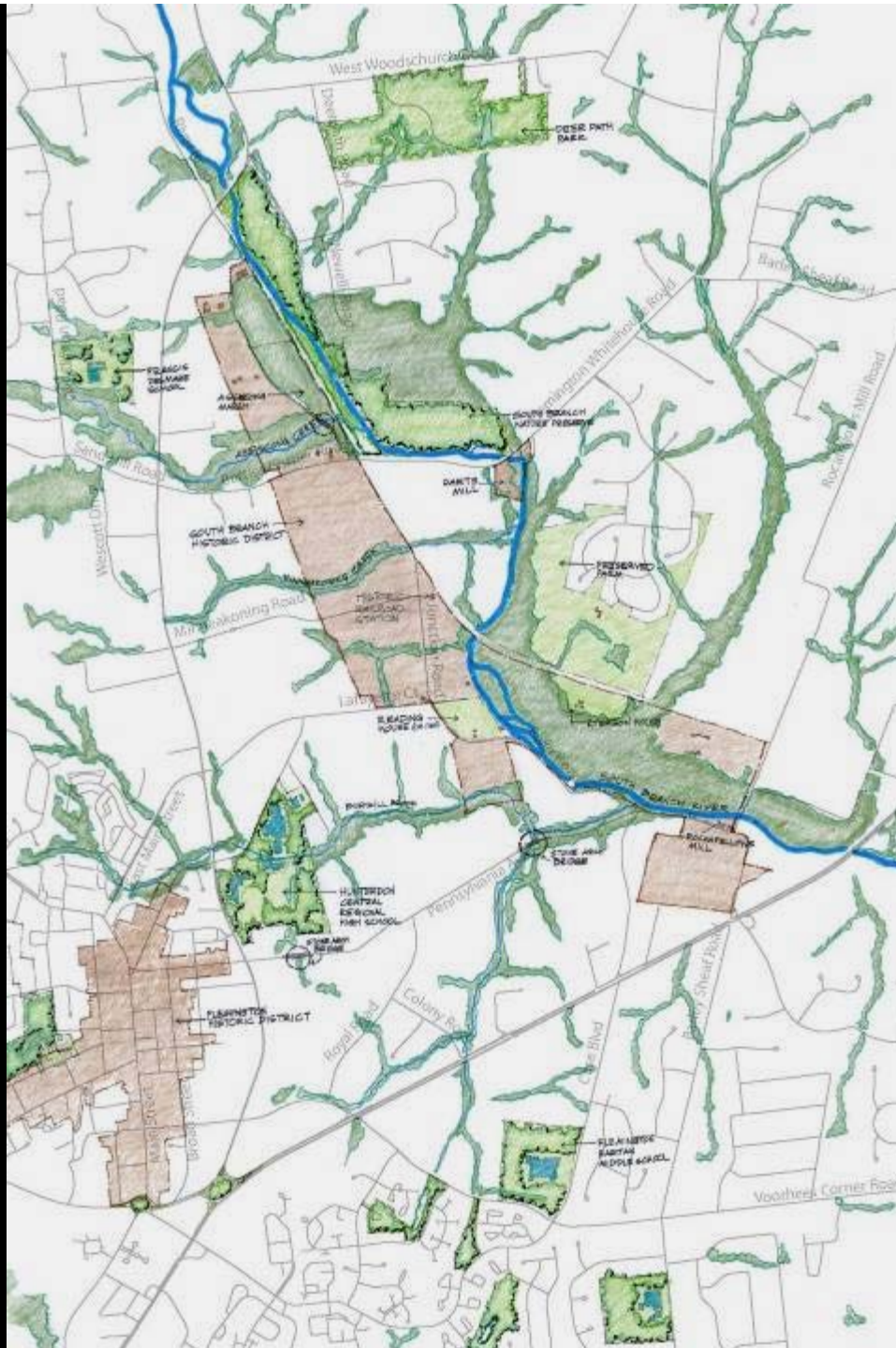
Existing Zoning

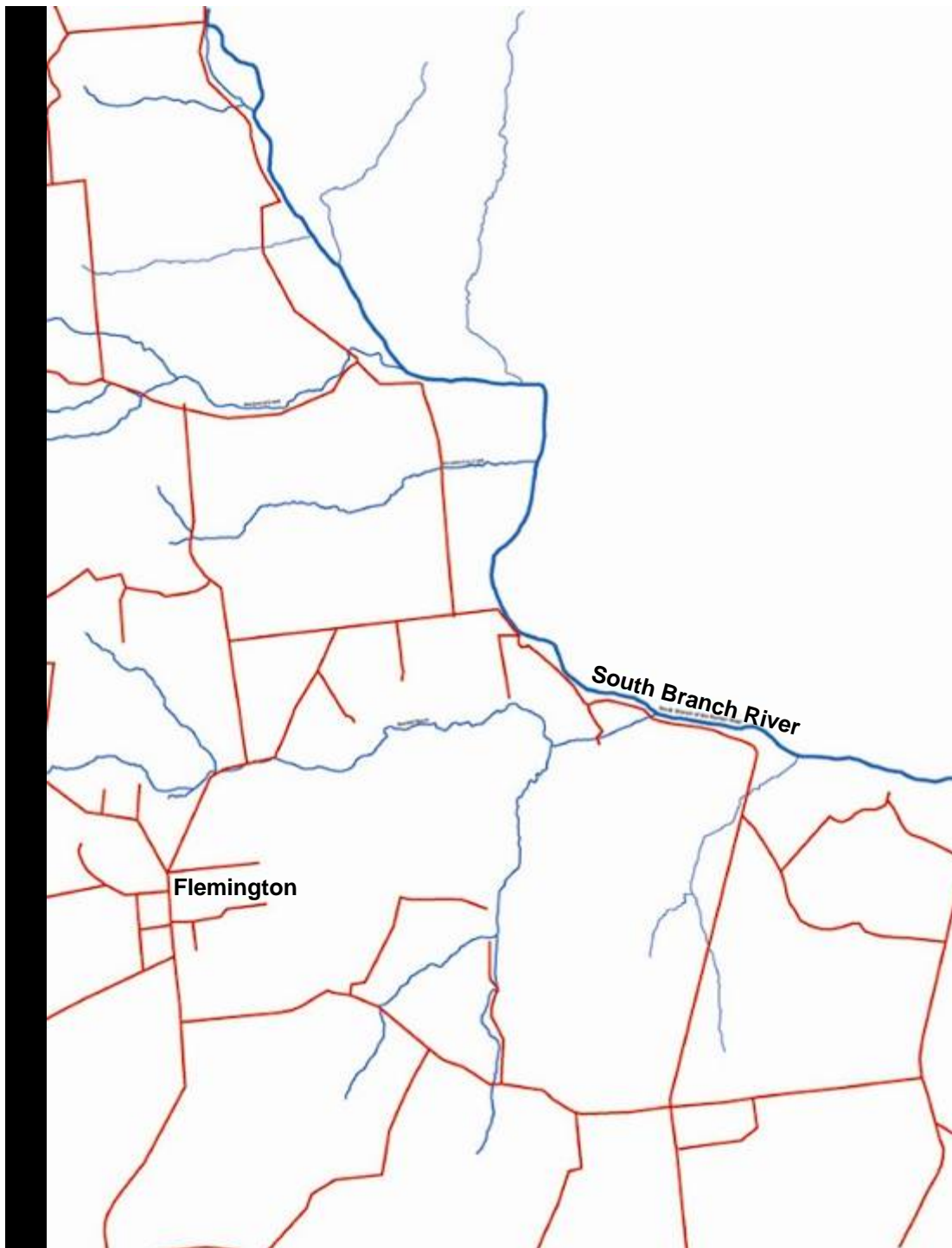
- Potential over supply of Industrial land
- Major commercial corridors (31 & 202) experiencing continued development



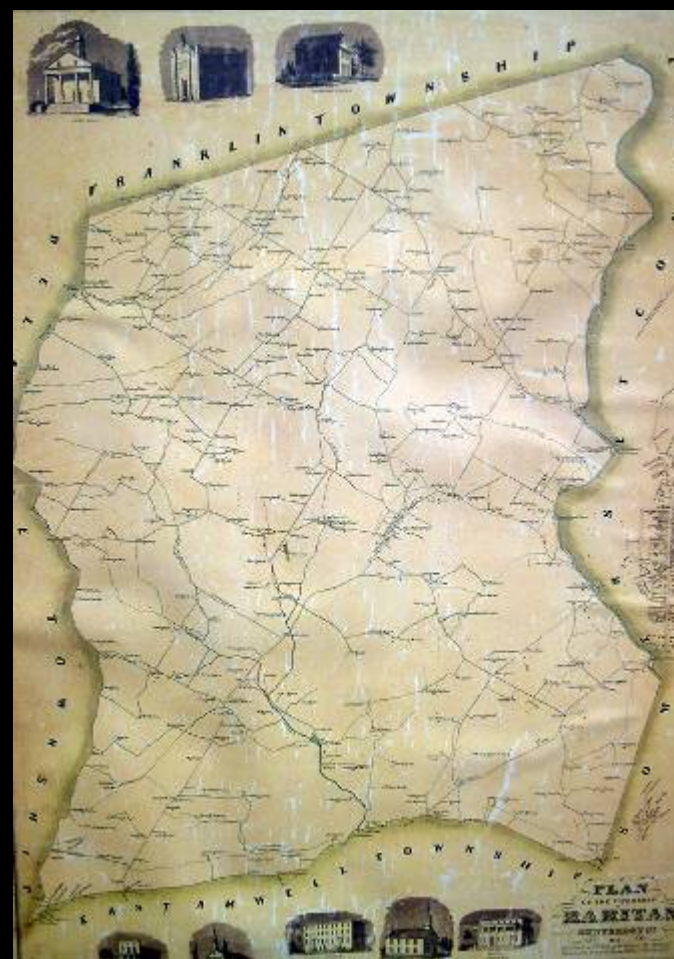
Open Space, Historic, & Cultural Resources

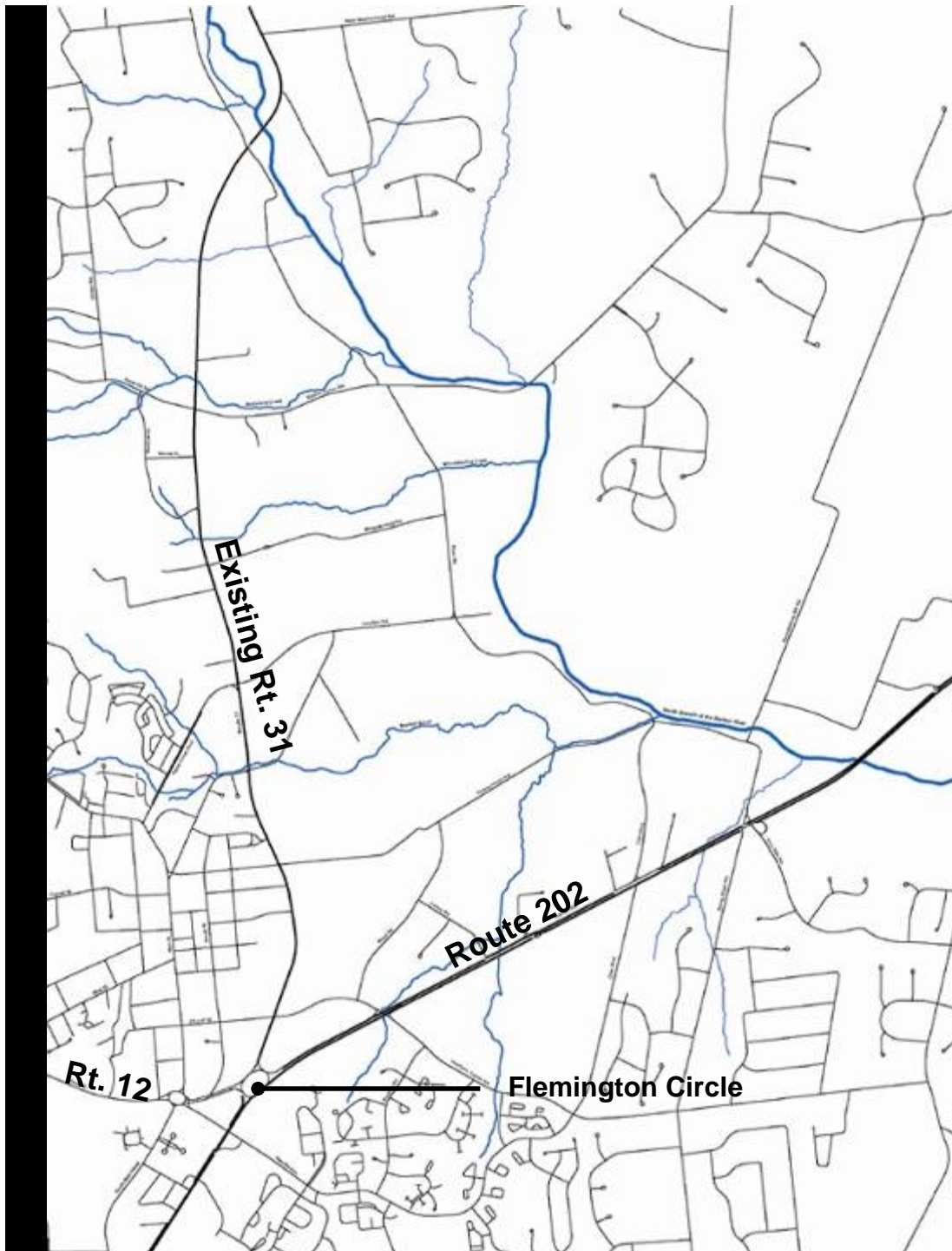
- Hist. Dist., South Branch River, Creeks & Wetlands, Parks & Schools





Flemington 1850s



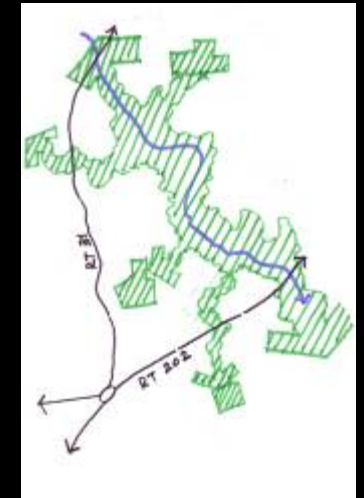
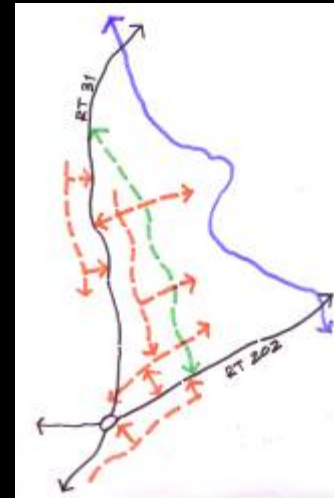
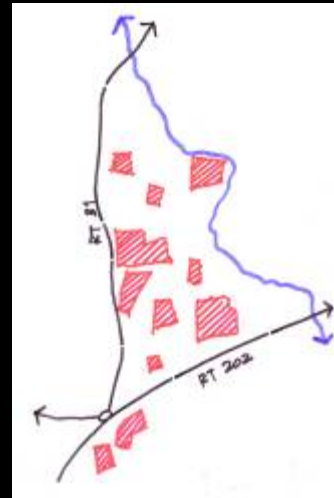
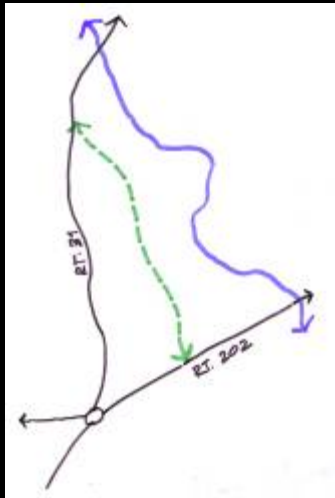


Flemington Today

- Sparse Network
- Three routes all meet at "Flemington Circle"



Context: Themes & Principles



Planning Process to Date



Informal Stakeholder Interviews



Advisory Group Meetings



Design Workshops



Design Workshops

What we heard from you

Parkway:

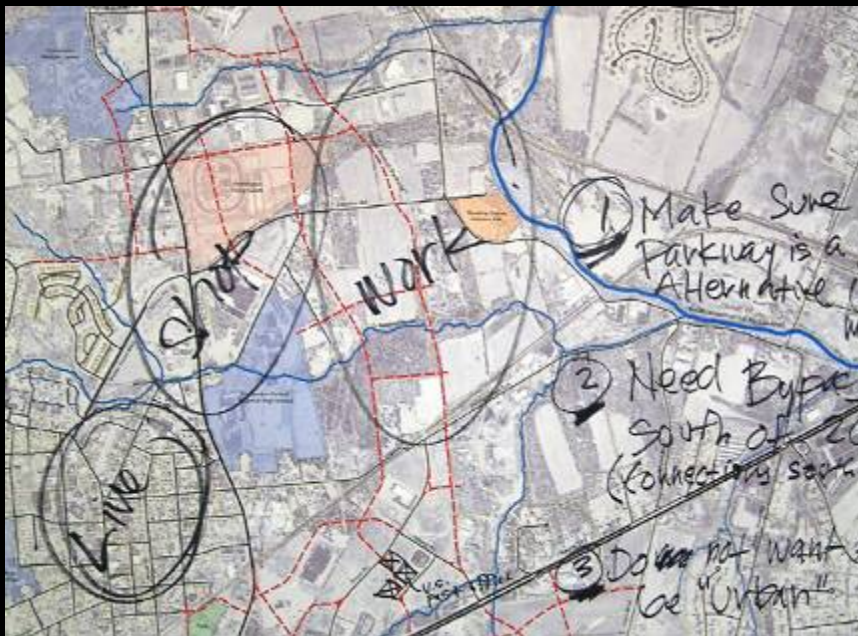
"Make sure parkway is a good alternative to 31"

"Limit access – do not make it another 31"

"Control development on Parkway"

"Integrate the Parkway in the open space network"

Control development along Parkway, do not want to open up more land for development



What we heard from you

Character:

"Keep pastoral feel"

"Want real historical quality"

"Protect rural character & historic resources"

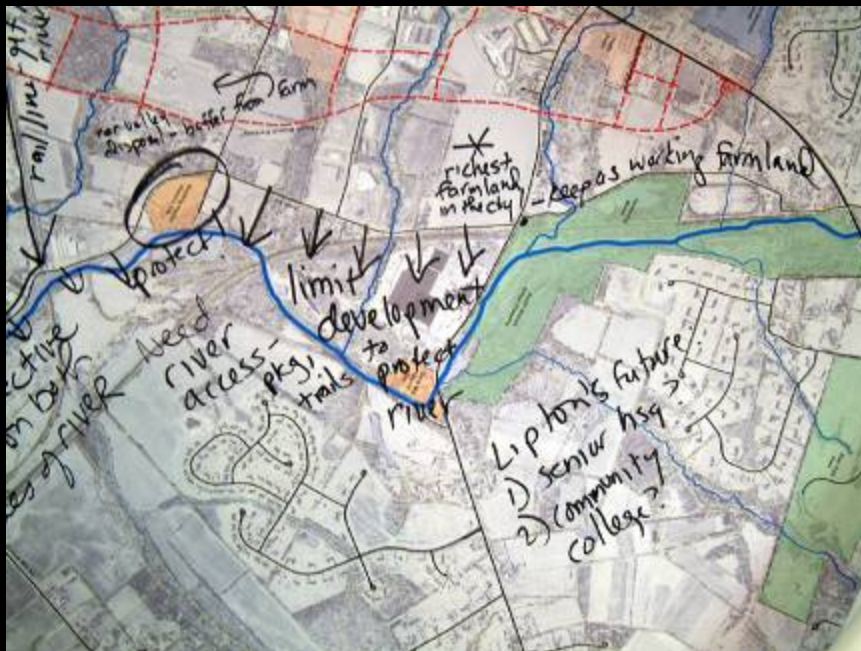
"Do not want to be urban"

Parks & Open Space:

"Want trees, walkability, bikeability"

"Build trails to connect Flemington to Raritan River"

"Create more parks"



What we heard from you

Proposed Network

"Abandoning original grade separated Circle project is good"

*"Need connections south of 202"
Network approach provides safe access between uses"*

Will more roads cause more development?

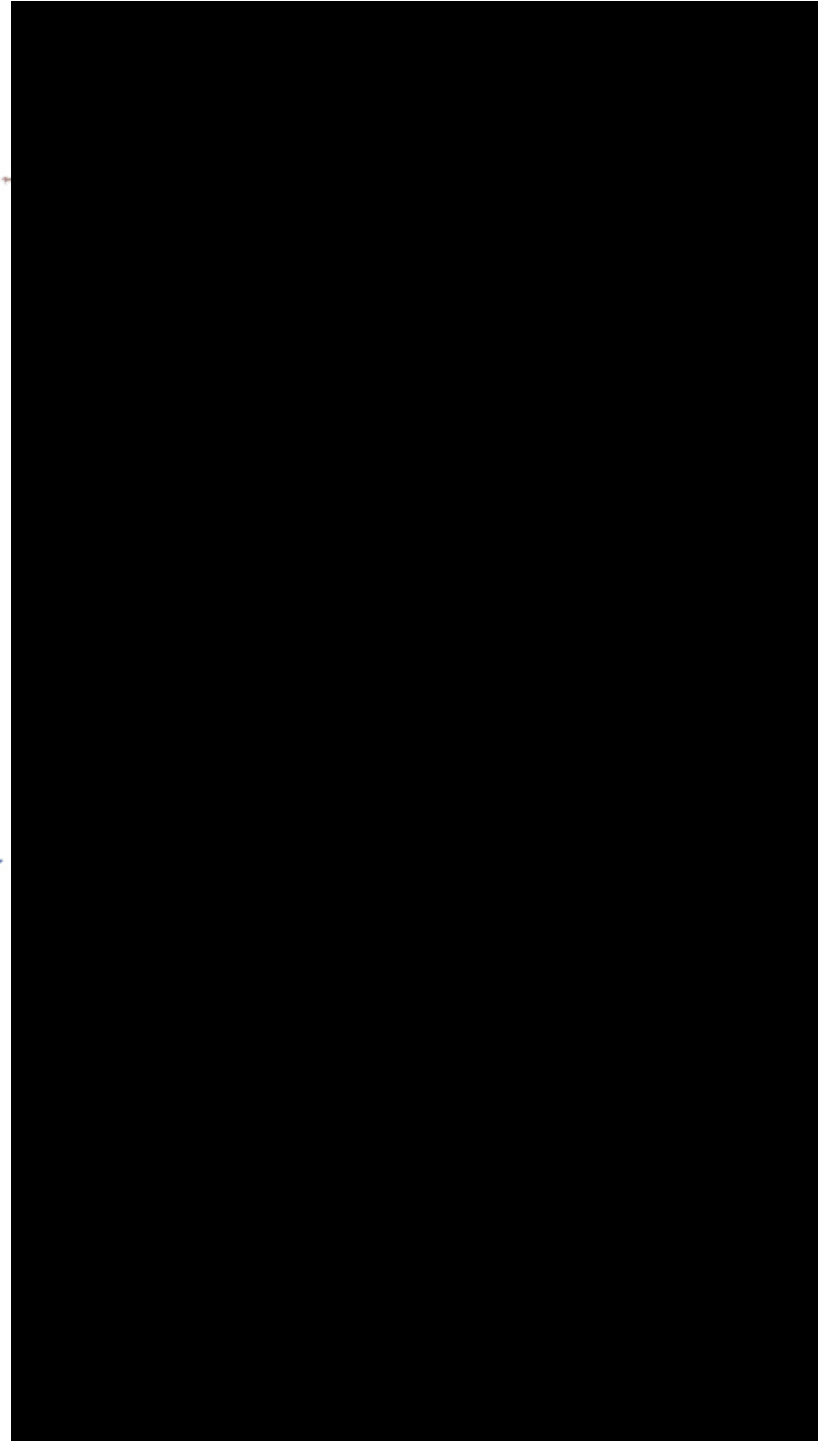
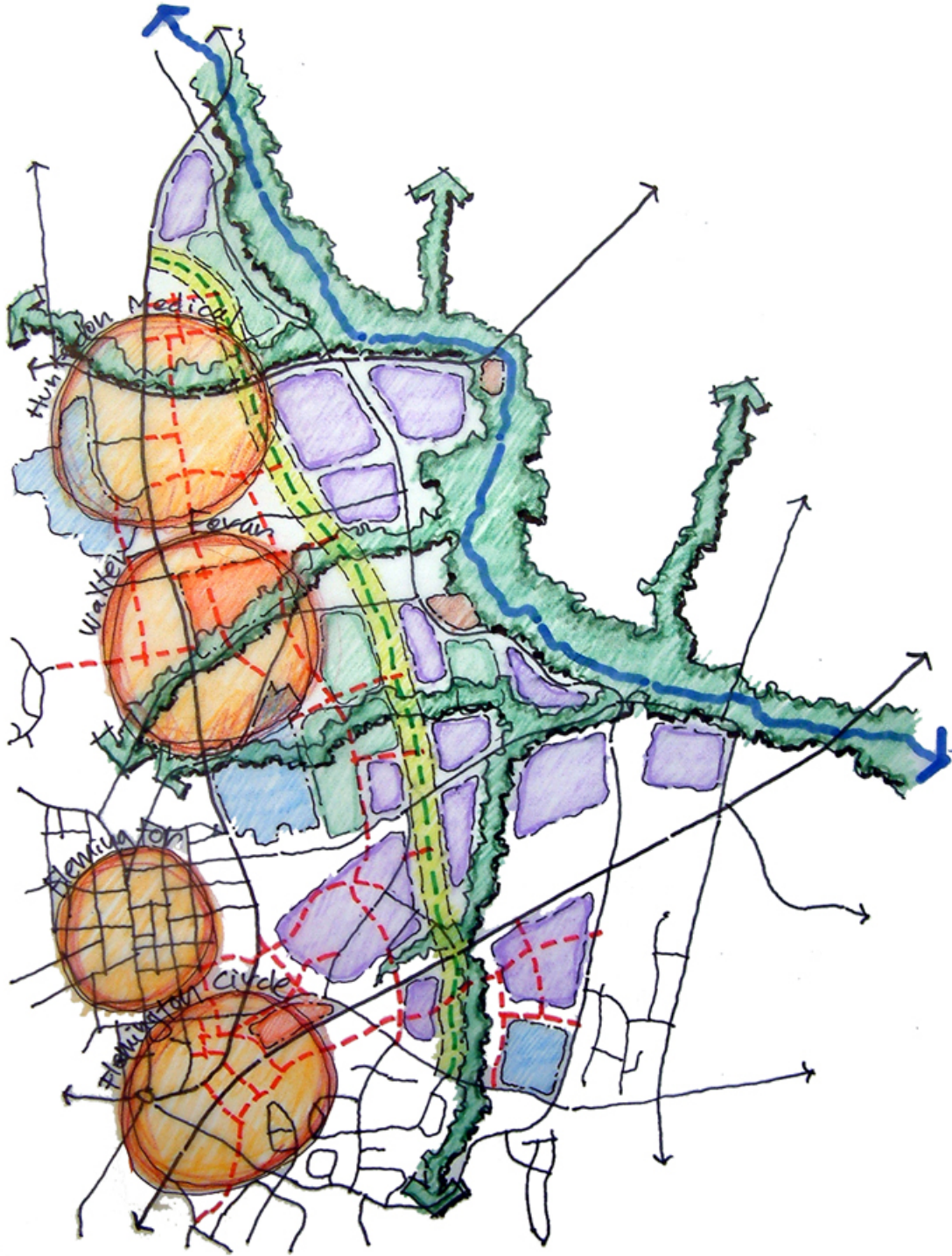
"need to deal with land use and dev. ordinances too"

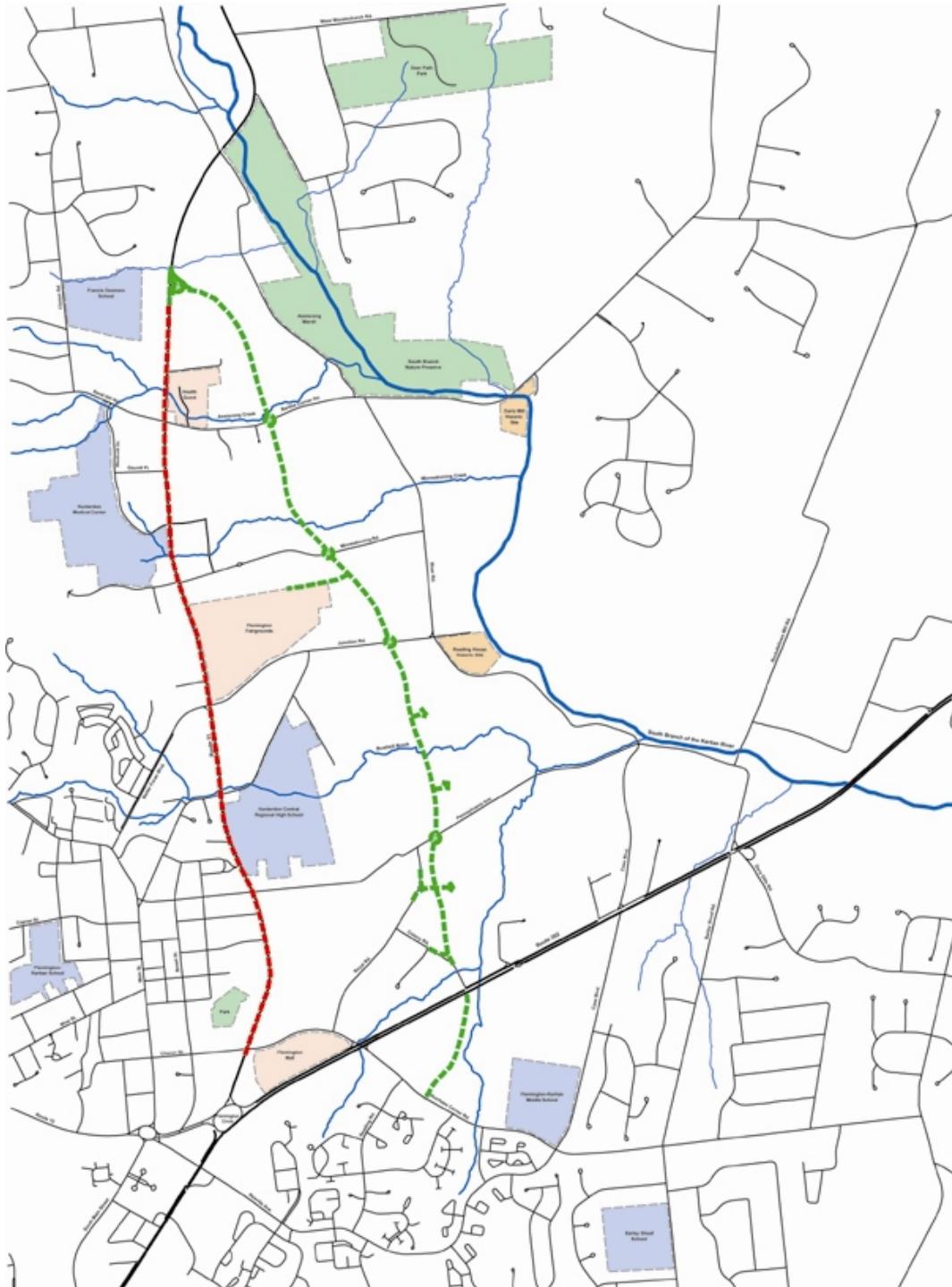
Cost?

Who pays?

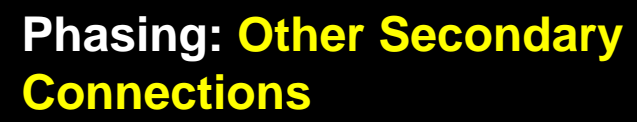
How Long?







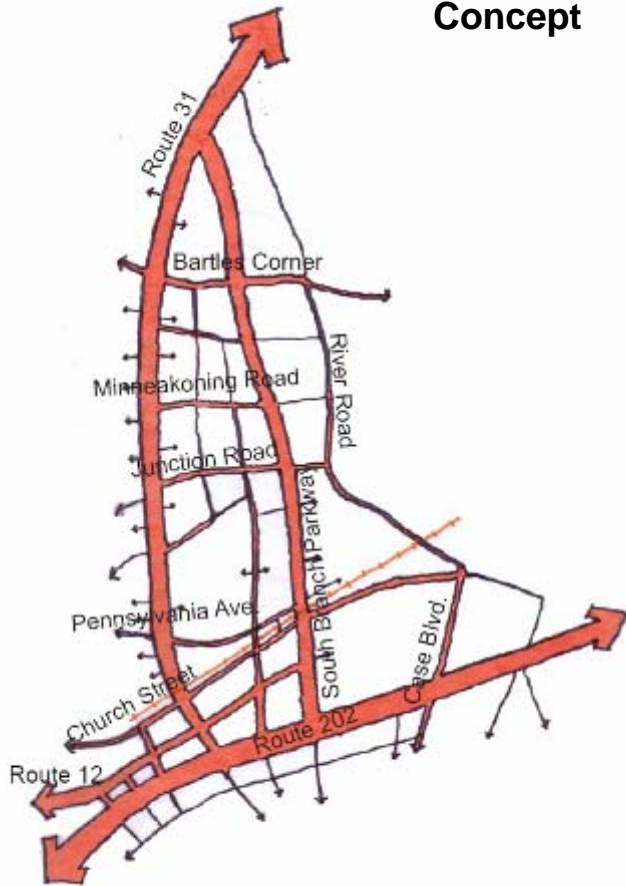
Phasing: **South Branch Parkway**



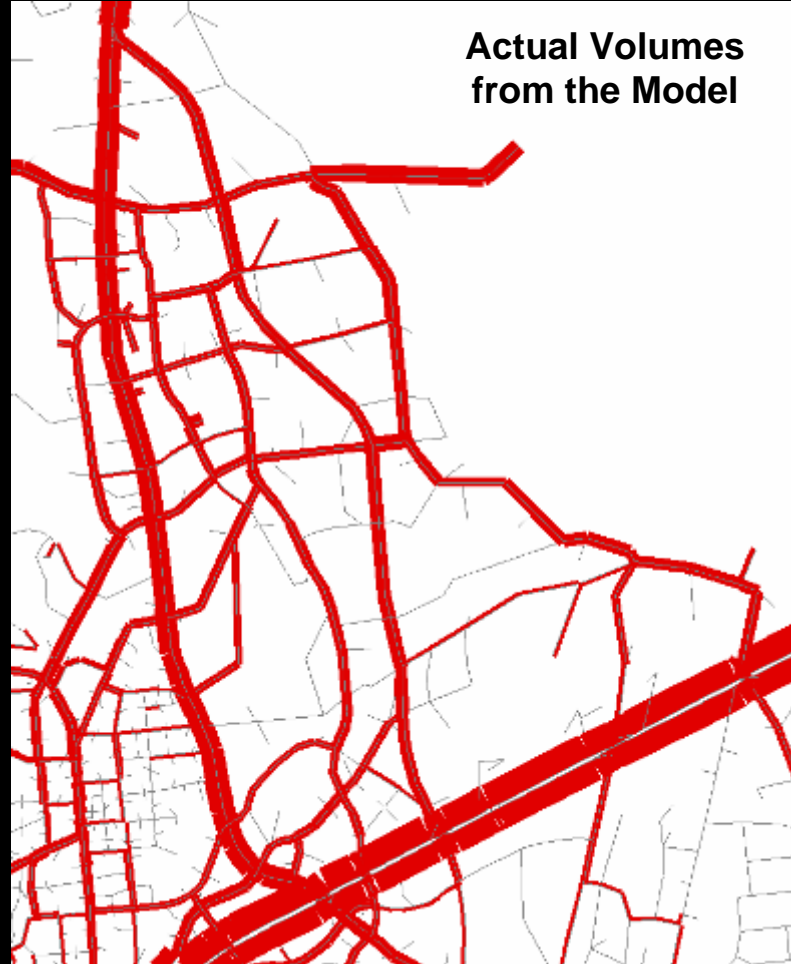
Traffic Volume Assignment

Traffic Volume Bandwidth

Concept



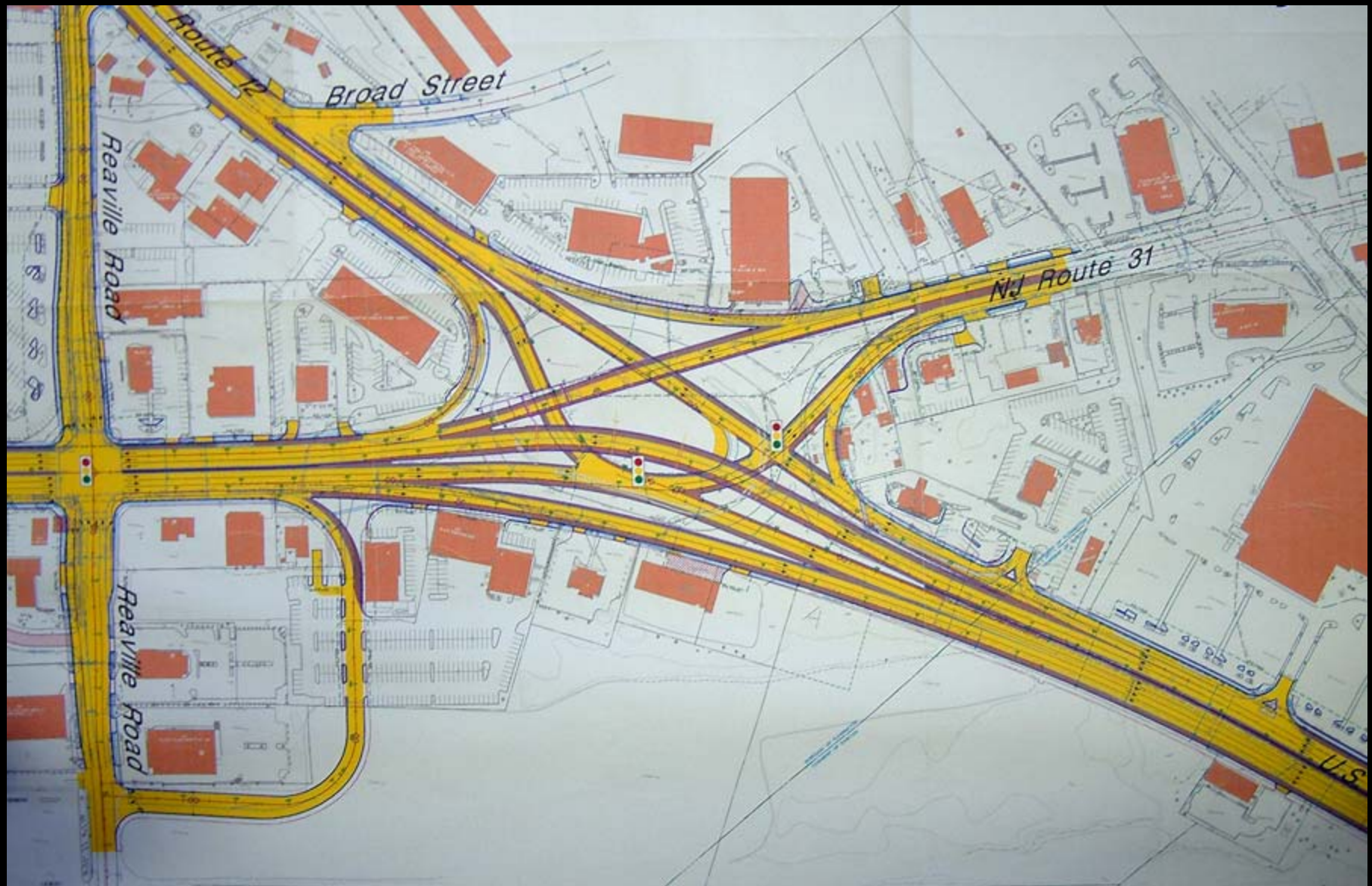
Actual Volumes
from the Model



“Circle to Square”





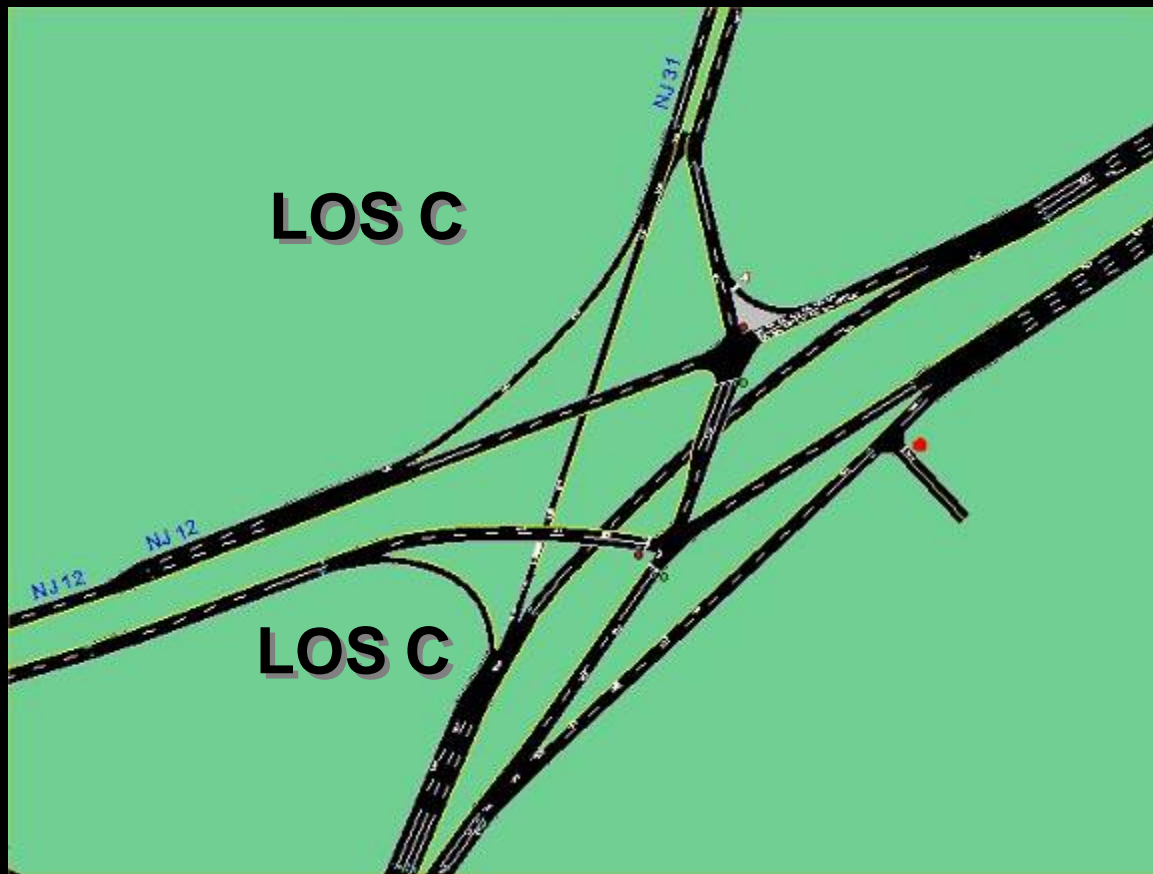


Phasing: Other Secondary Connections



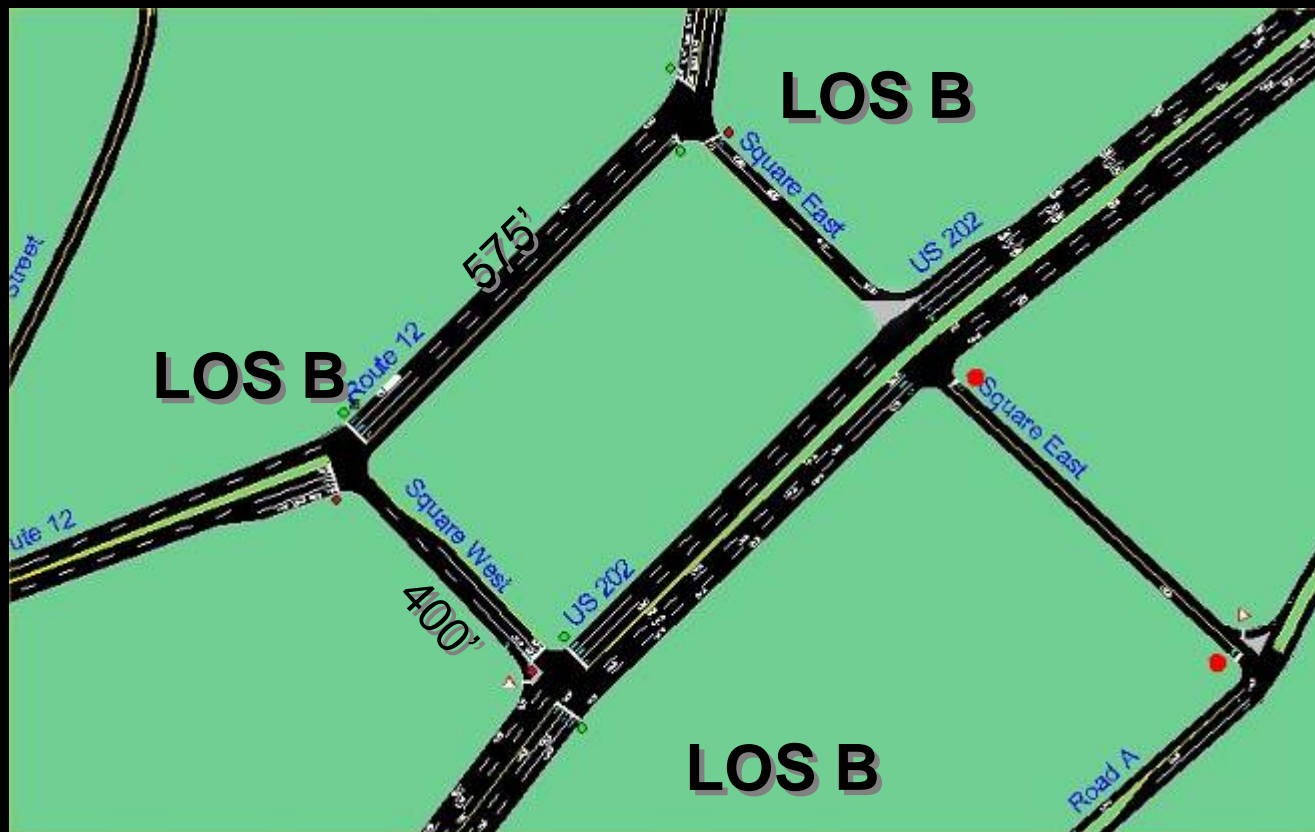
Flemington Circle

- Bypass
 - Grade Separated Circle traffic volumes & Levels of Service



“Circle to Square”

- 2025 2-Lane SBP
 - Square traffic volumes & Levels of Service



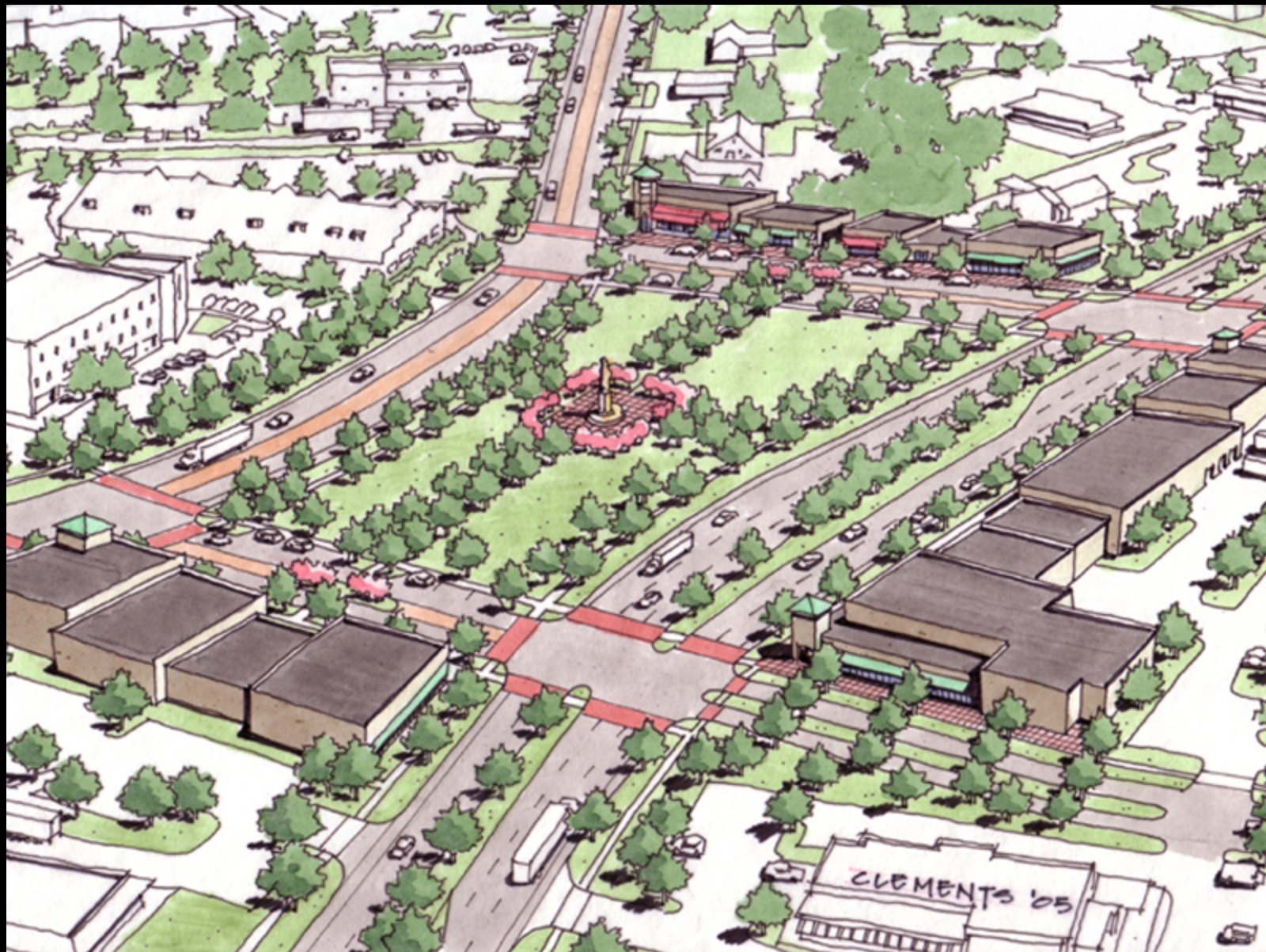
“Circle to Square”



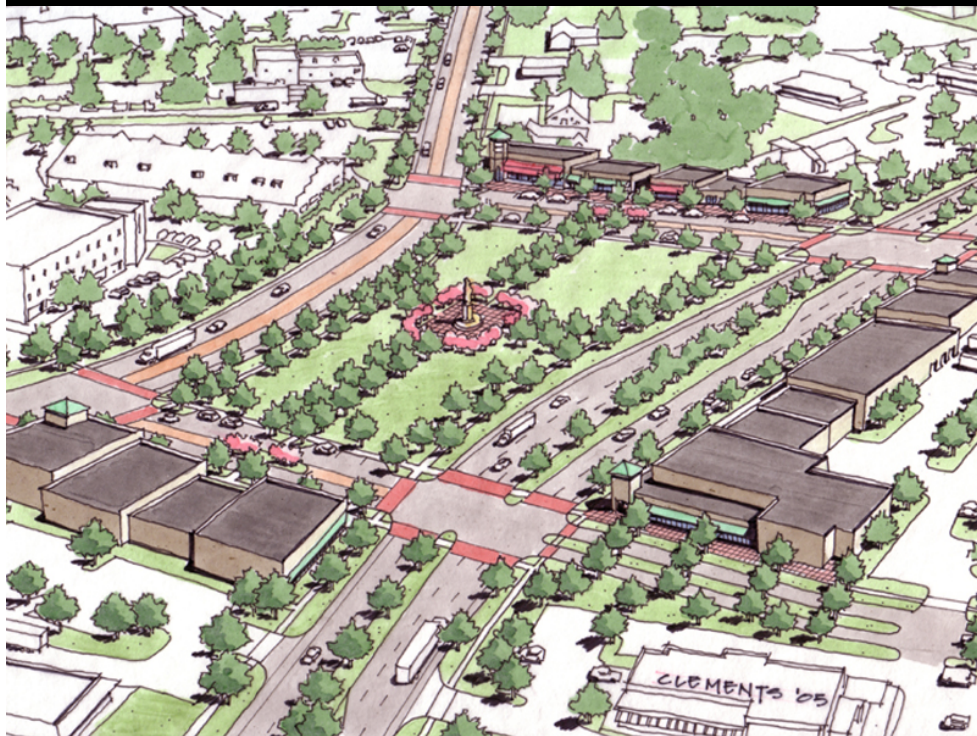
“Circle to Square”



“Circle to Square”



“Circle to Square”



“Circle to Square” (View from Rt. 202)



“Circle to Square” (View from Rt. 202)



“Circle to Square” (View from Rt. 202)



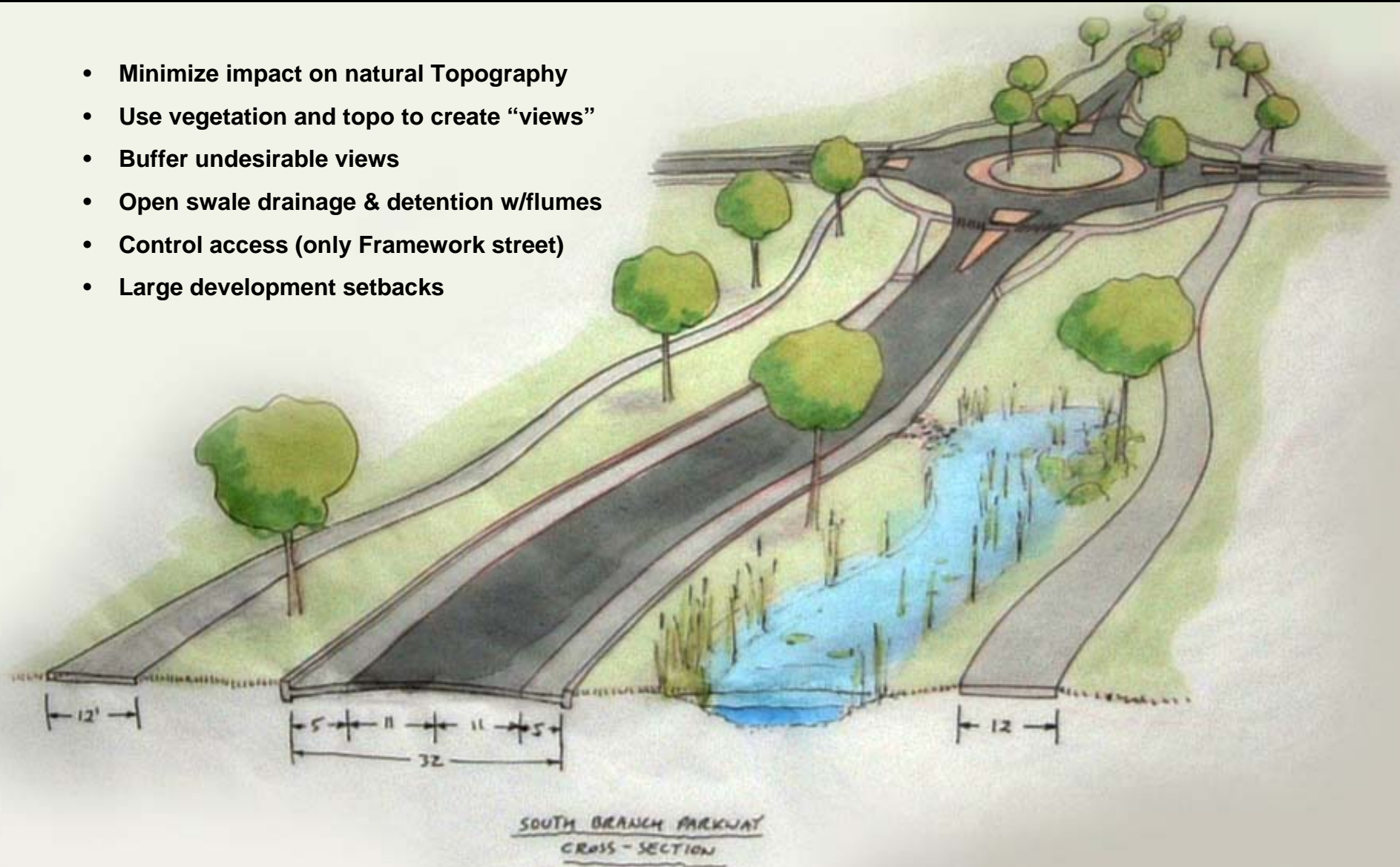


South Branch Parkway

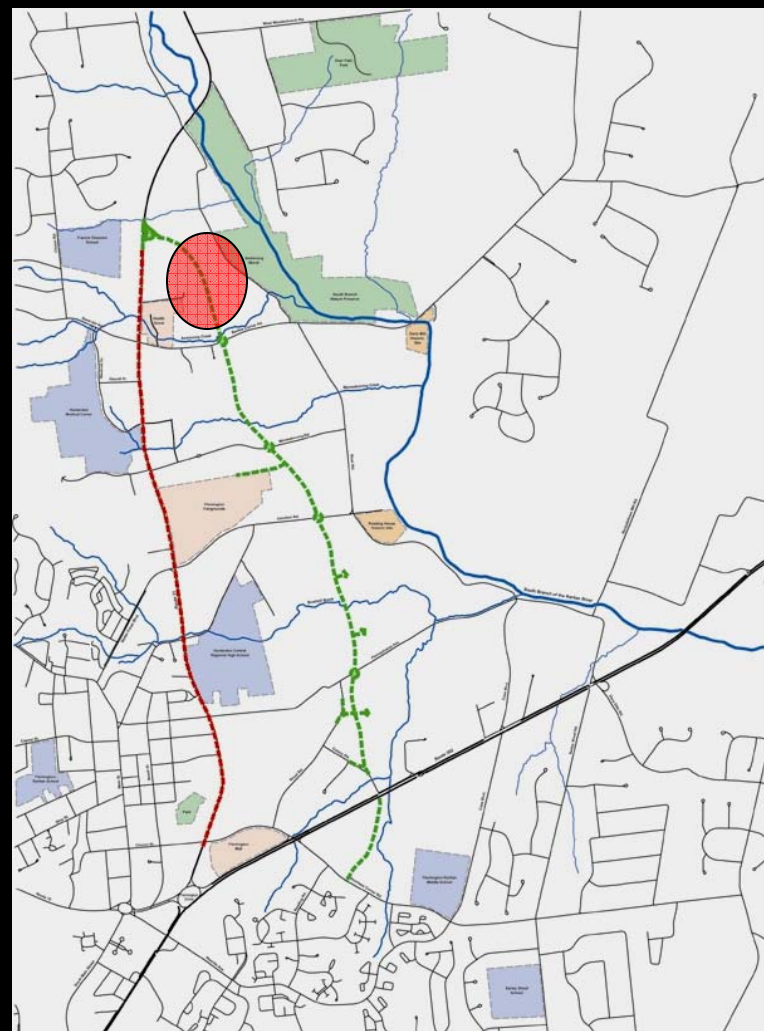


Parkway Typical Section

- Minimize impact on natural Topography
- Use vegetation and topo to create “views”
- Buffer undesirable views
- Open swale drainage & detention w/flumes
- Control access (only Framework street)
- Large development setbacks



South Branch Parkway



South Branch Parkway (View from Route 202)



South Branch Parkway (View from Route 202)



South Branch Parkway (View from Route 202)



South Branch Parkway (View from Walter Foran @ McLeod Farm)



South Branch Parkway (View from Walter Foran @ McLeod Farm)



South Branch Parkway (View from Walter Foran @ McLeod Farm)



URBAN DESIGN TEN LESSONS



WHAT IS URBAN DESIGN?

ARCHITECTURE, LANDSCAPE, URBANISM

Architecture
Landscape Architecture
City Planning
Civil Engineering
Transportation Engineering
Real Estate Development
Elected Officials
Property Owners
Neighborhood Organizations
Public Interest Groups
And
On and On and On

URBAN DESIGN

=

CITY DESIGN

FRAMEWORKS

Subdivision of Land into Public and Private Domains

The Regulating Plan and Subdivision Regulations

DESIGN WITHIN FRAMEWORKS

Design of the Public Domain: Streets, Public Landscapes, Public Buildings

Public Works Design and Public Works Standards

Design of the Private Domain: Private Buildings and Private Landscapes

Design Guidelines, Codes and Zoning

ARRANGEMENT OF ACTIVITIES WITHIN FRAMEWORKS

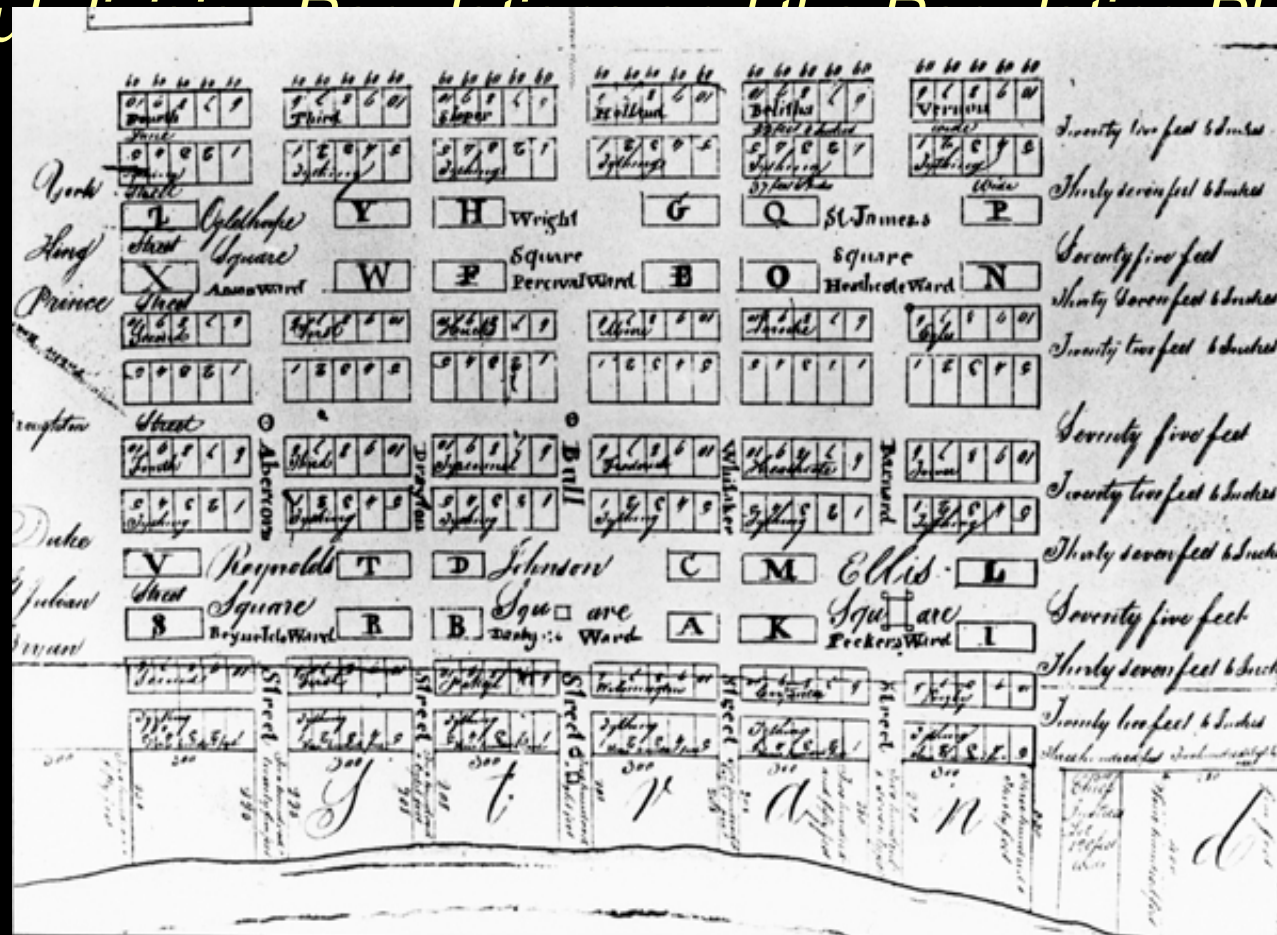
Land Uses, Building Uses, Movements, Events

Zoning, Permits, Licenses, Regulations

FRAMEWORKS

Subdivision of Land into Public and Private Domains

Subdivision of Land into Public and Private Domains



Savannah 1733

DESIGN WITHIN FRAMEWORKS

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Johnson Square - Savannah

DESIGN WITHIN FRAMEWORKS

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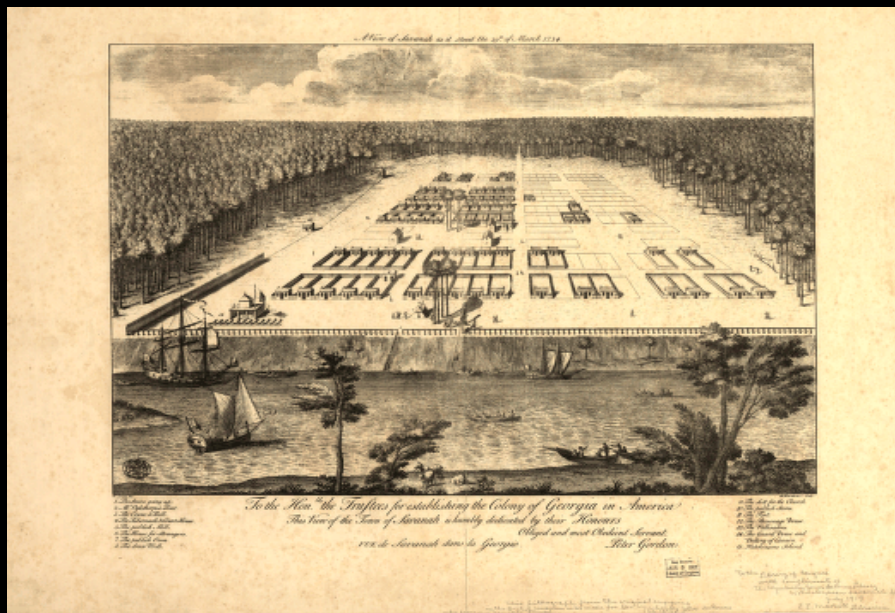




Savannah 1796



Savannah 1837



Savannah 1734



Savannah 1950?

URBAN DESIGN

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CITY DESIGN

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Land Uses, Building Uses, Movements, Events

Zoning, Permits, Licenses, Regulations

TEN LESSONS

Lesson 1. Subdivide first; buildings and land uses come later.

Lesson 2: Design streets as if they are the most important public space, because they are.

Lesson 3: Make boundaries to bind the city's parts, not buffers that separate them.

Lesson 4: Pay very close attention to fronts and backs.

Lesson 5: Think type, not style, as the urban framework for building design.

Lesson 6: Design in small increments, even when building in big chunks.

Lesson 7: Mix uses side by side and block by block, not just up and down.

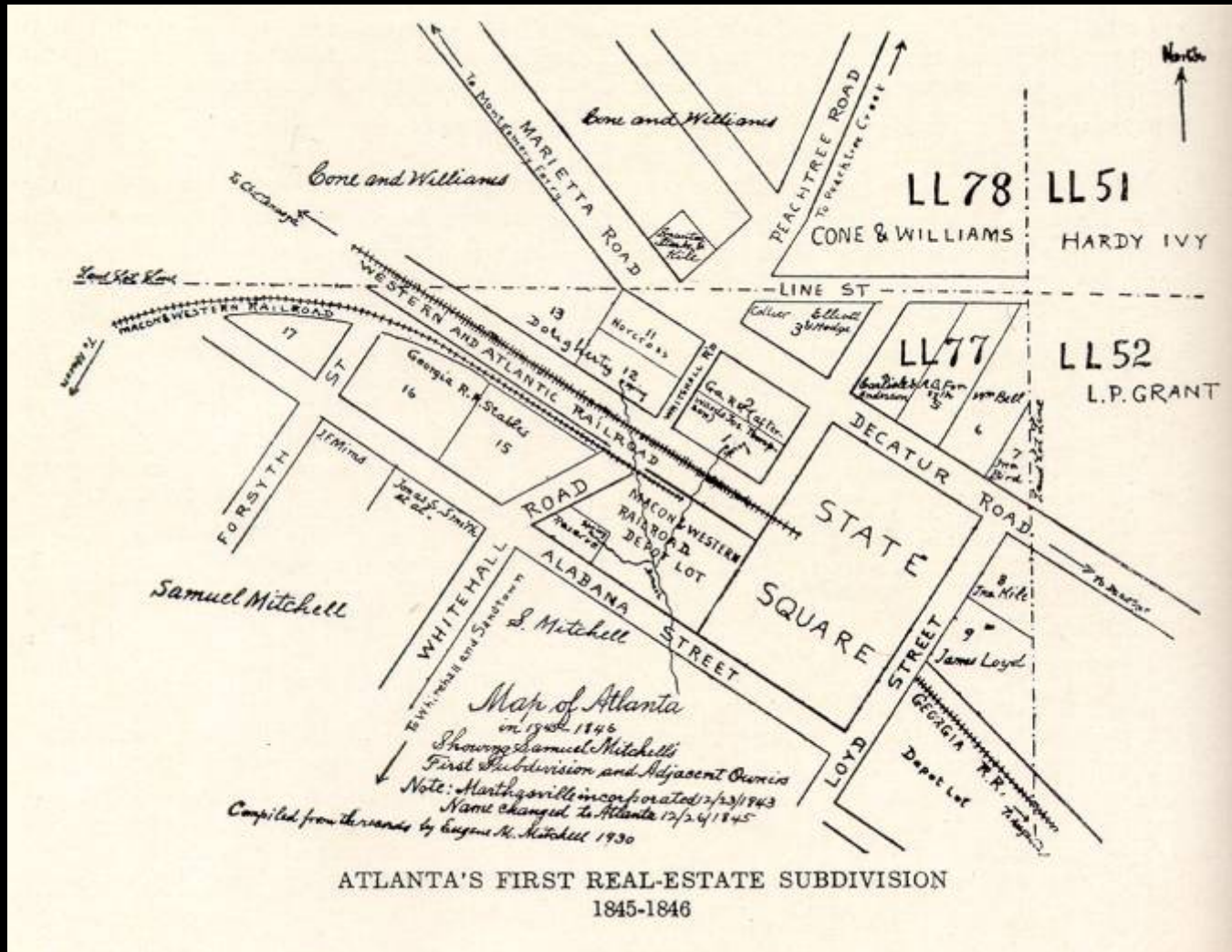
Lesson 8: Design places knowing that places are made, not designed.

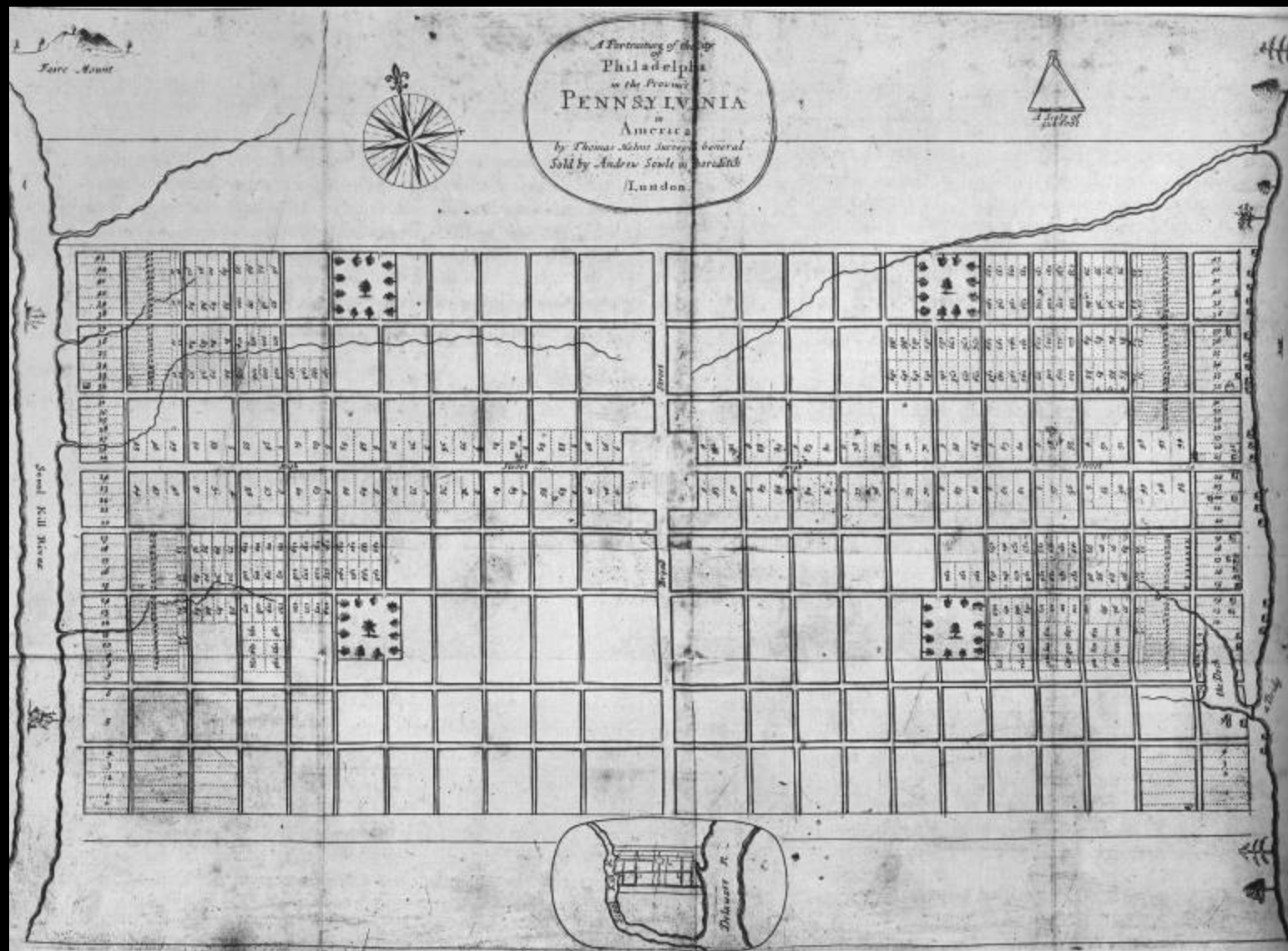
Lesson 9: Make architecture as landscape, make landscape as architecture.

Lesson 10: Invent with vigor, only after recognizing Lessons 1 through 9.

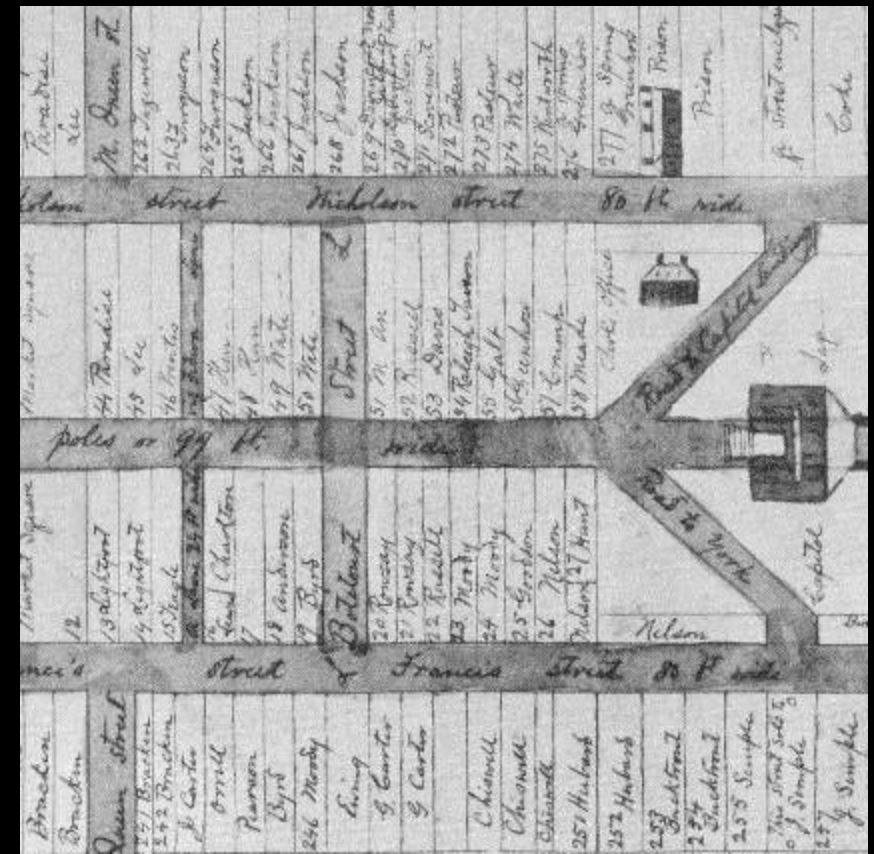
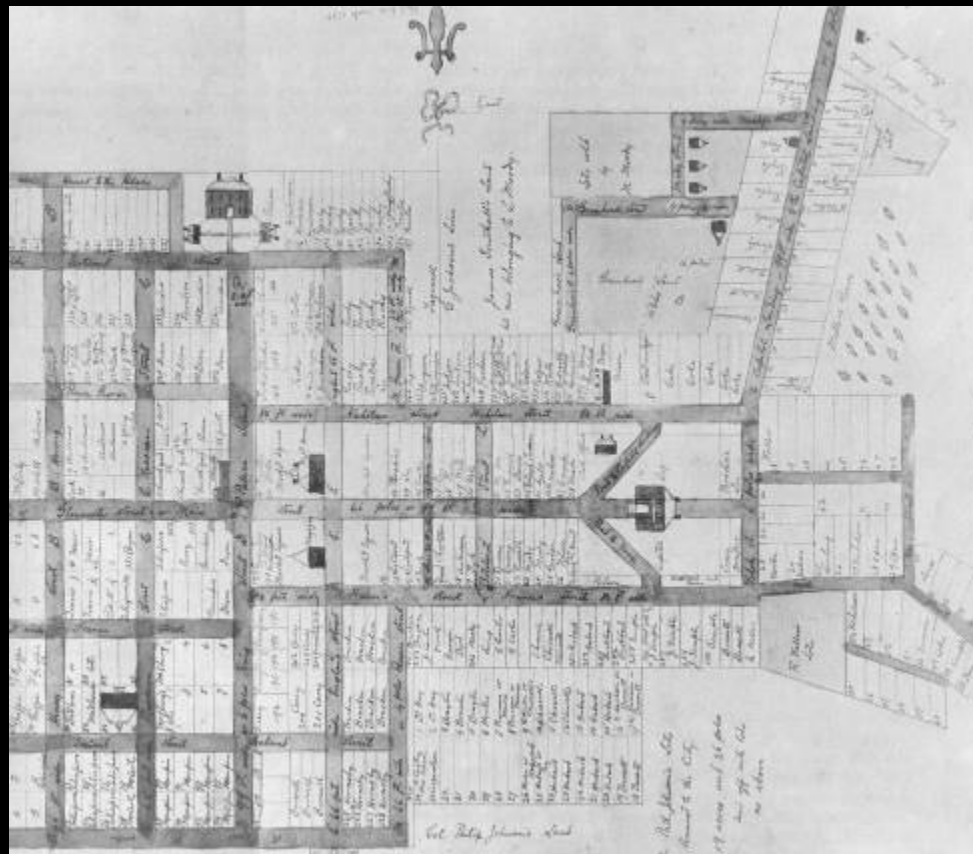
Lesson 1

Subdivide first; buildings and land uses come later.

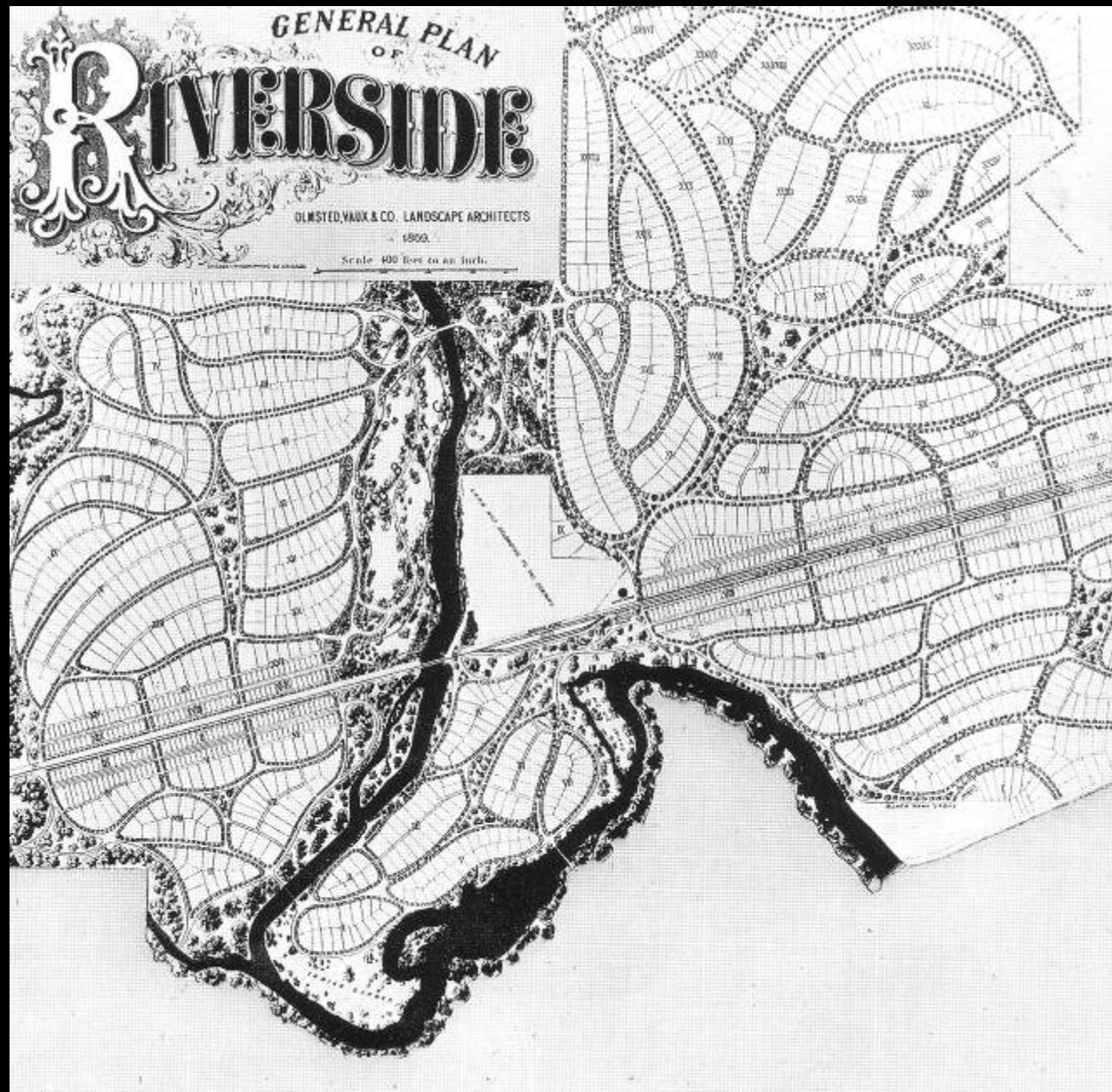




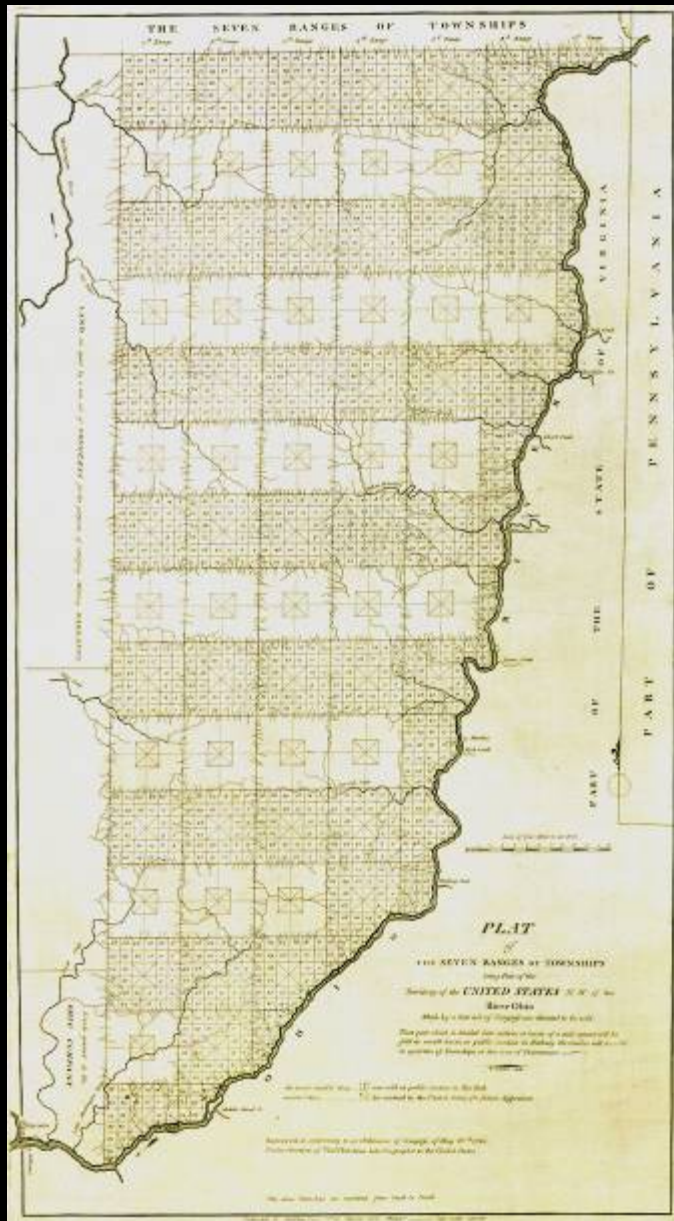
William Penn's Plan for Philadelphia 1682



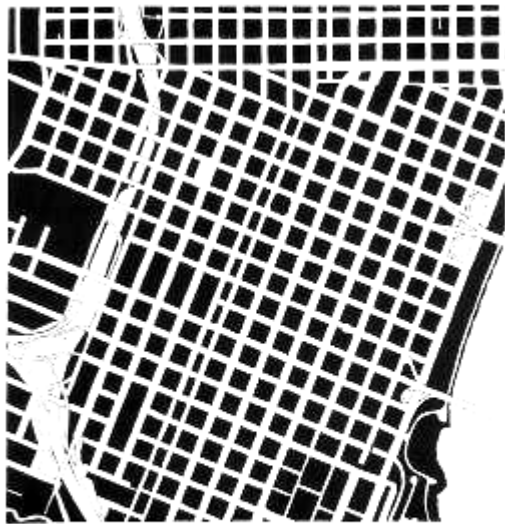
Plat of Williamsburg, Virginia and Detail – Date Unknown



Riverside, Illinois – Olmsted and Vaux, 1869



The Northwest Land Ordinances and the National Grid



PORTLAND



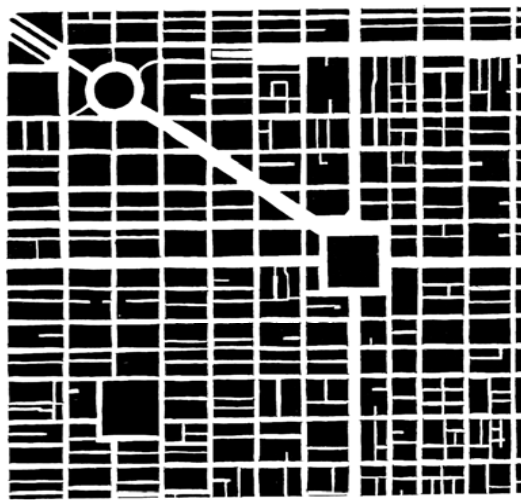
BOSTON



PEACH TREE CENTER



SAVANNAH

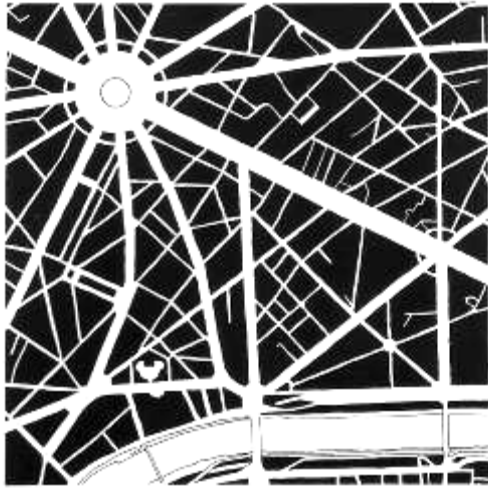


PHILADELPHIA
(downtown)

USA



NORTH POINT



PARIS
(Source: David Davis)



VENICE



1. SOURCE: HILL
2. SOURCE: HILL

FAIRLLIE POPLAR



PARIS
(Source: David Davis)



AMSTERDAM



1. SOURCE: HILL
2. SOURCE: HILL

PERIMETER MALL

Subdivide First
Start with lots.
Make small blocks.
Connect blocks to make dense networks of street rights-of-way.



Figure 113. Plan of Savannah, Georgia: ca. 1740



Figure 120. View of Savannah, Georgia: 1855

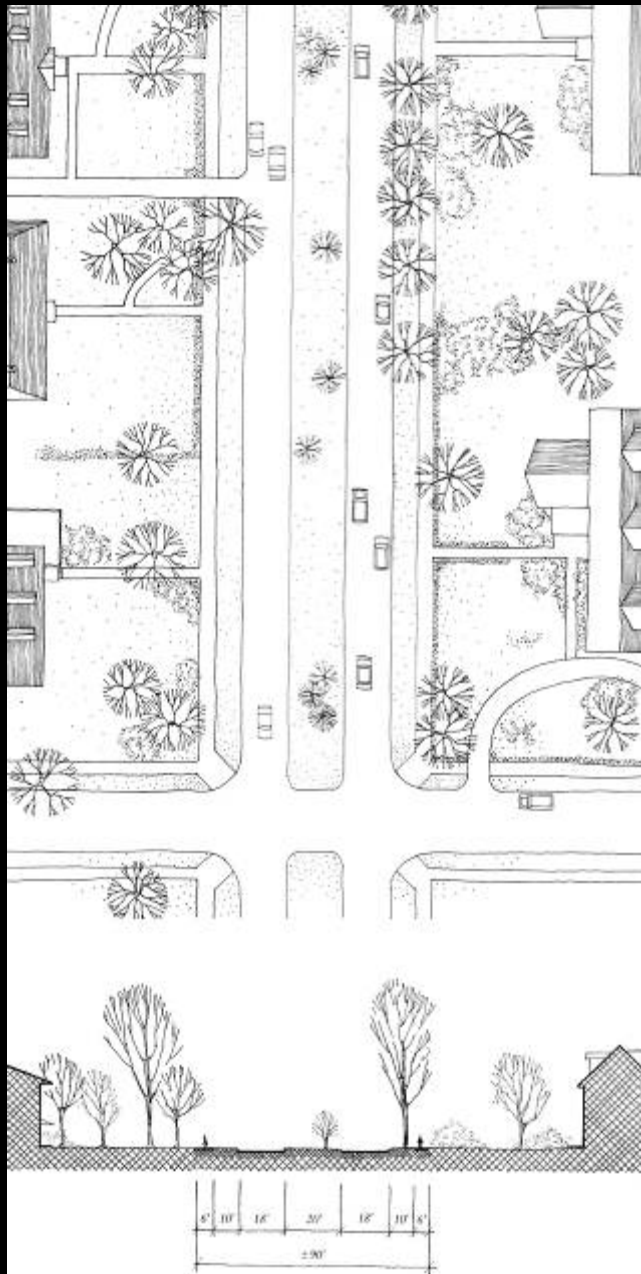
Savannah Subdivision Plat - 1740

Savannah - 1855

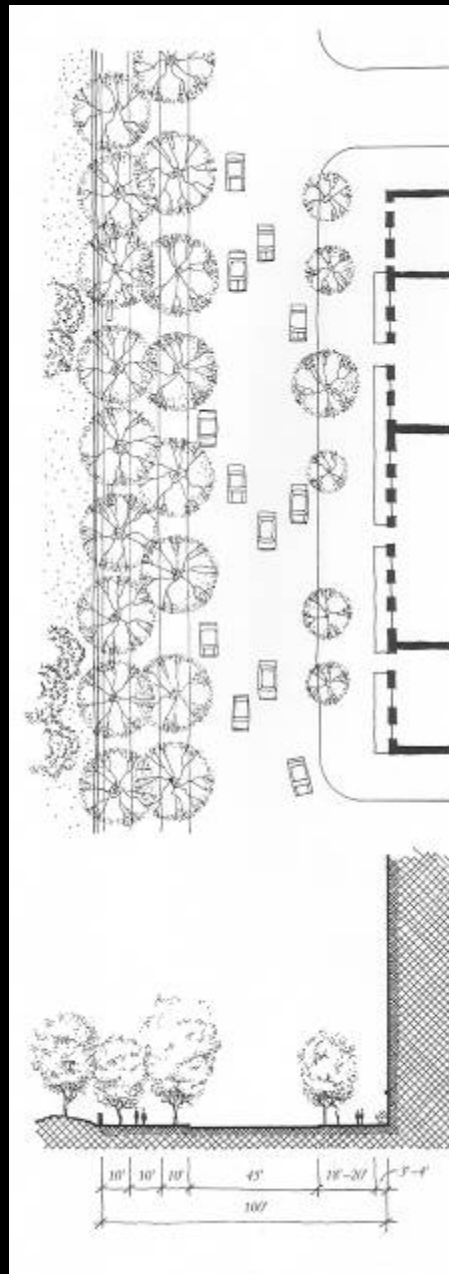
Lesson 2

Design streets as if they are the most important public space, because they are.

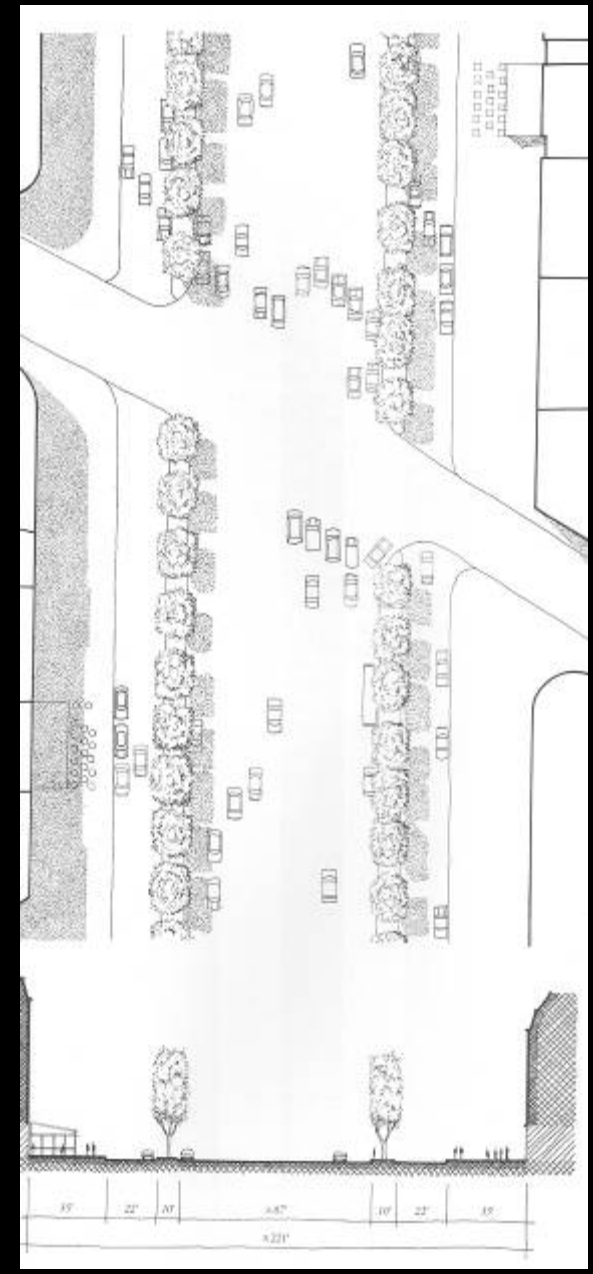




Cleveland Heights



Fifth Avenue, NYC



Champs-Elysees, Paris



North Highland at Virginia



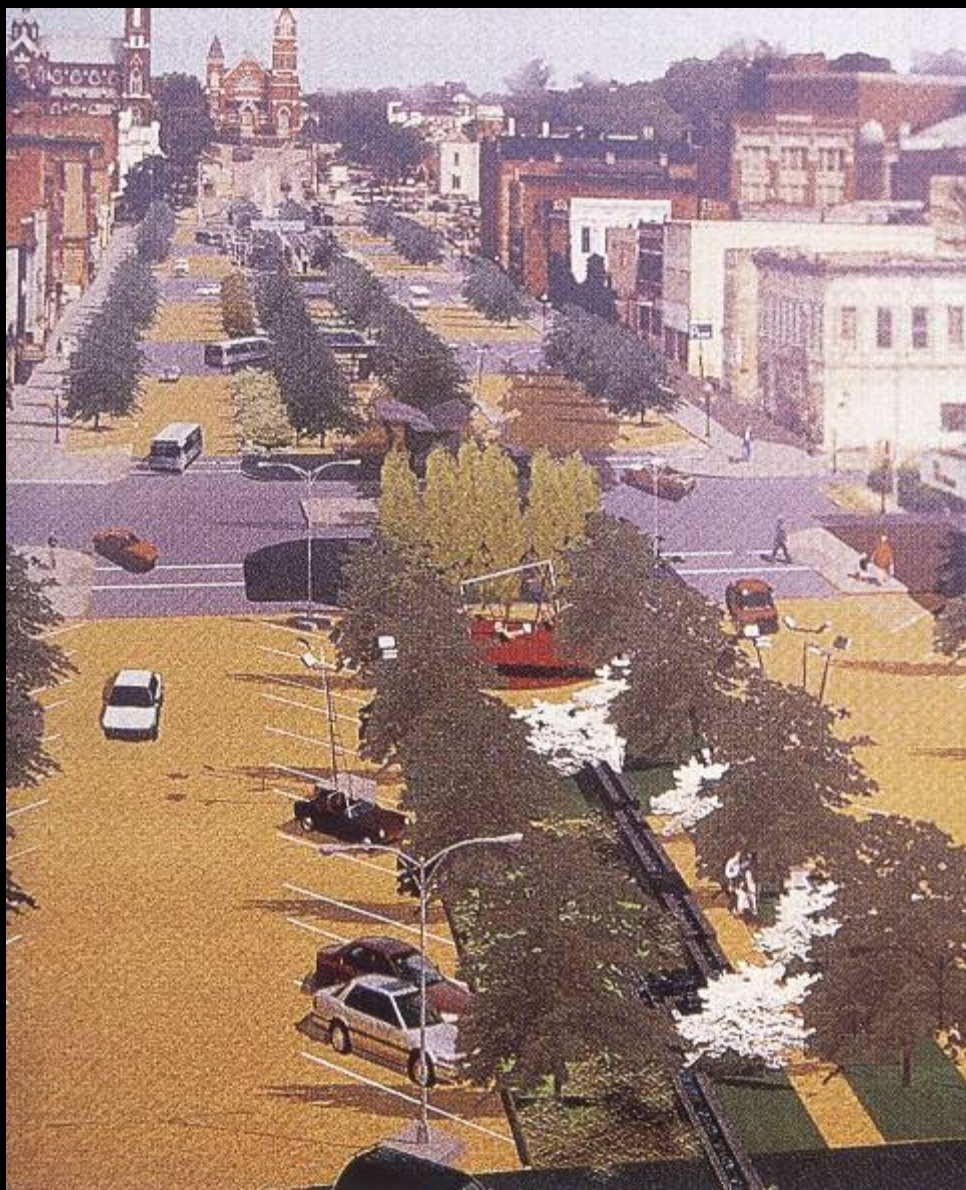
Fifth Street at Tech Square



Peachtree Battle



North Highland at Atkins Park



Walter Hood – Poplar Street, Macon



Residential Street – Jonesboro, Arkansas

Street Design

Make streets for leisurely walking.

Give definition to the street with boundaries of various kinds.

Insure transparency between the public street and private space.

Provide qualities that engage the eyes.

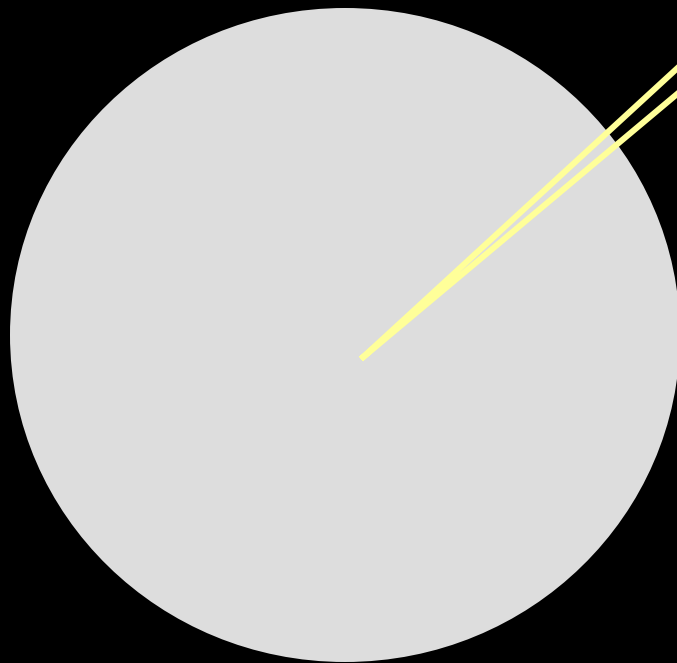


Savannah – Oglethorpe Boulevard

Lesson 3

Make boundaries to bind the city's parts, not buffers that separate them





Cius est solum eius est usque ad coelum est usque ad inferos

Whoever owns the soil owns all the way to the heavens and all the way to the depths.

The Mending Wall – Robert Frost

Something there is that doesn't love a wall,
That sends the frozen-ground-swell under it,
And spills the upper boulders in the sun,
And makes gaps even two can pass abreast.
The work of hunters is another thing:
I have come after them and made repair
Where they have left not one stone on a stone,
But they would have the rabbit out of hiding,
To please the yelping dogs. The gaps I mean,
No one has seen them made or heard them made,
But at spring mending-time we find them there.
I let my neighbor know beyond the hill;
And on a day we meet to walk the line
And set the wall between us once again.
We keep the wall between us as we go.
To each the boulders that have fallen to each.
And some are loaves and some so nearly balls
We have to use a spell to make them balance:
'Stay where you are until our backs are turned!'
We wear our fingers rough with handling them.
Oh, just another kind of out-door game,
One on a side. It comes to little more:
There where it is we do not need the wall:

He is all pine and I am apple orchard.
My apple trees will never get across
And eat the cones under his pines, I tell him.
He only says, 'Good fences make good neighbors'.
Spring is the mischief in me, and I wonder
If I could put a notion in his head:
'Why do they make good neighbors? Isn't it
Where there are cows?
But here there are no cows.
Before I built a wall I'd ask to know
What I was walling in or walling out,
And to whom I was like to give offence.
Something there is that doesn't love a wall,
That wants it down.' I could say 'Elves' to him,
But it's not elves exactly, and I'd rather
He said it for himself. I see him there
Bringing a stone grasped firmly by the top
In each hand, like an old-stone savage armed.
He moves in darkness as it seems to me~
Not of woods only and the shade of trees.
He will not go behind his father's saying,
And he likes having thought of it so well
He says again, "Good fences make good neighbors."











Design Boundaries

There are many kinds of boundaries, use them freely

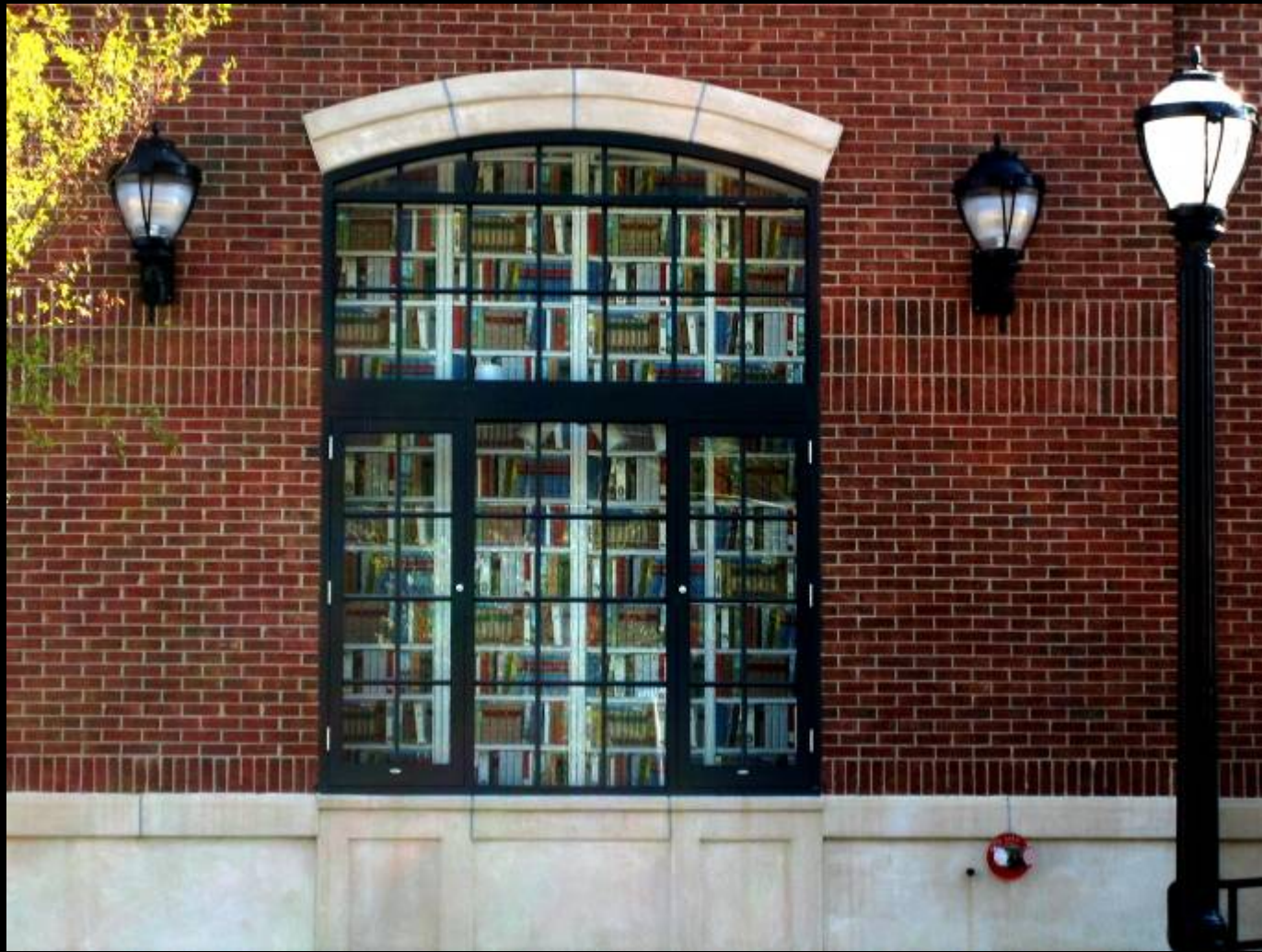
Bound the property, not the street

Materials are important



Lesson 4

Pay very close attention to fronts and backs.

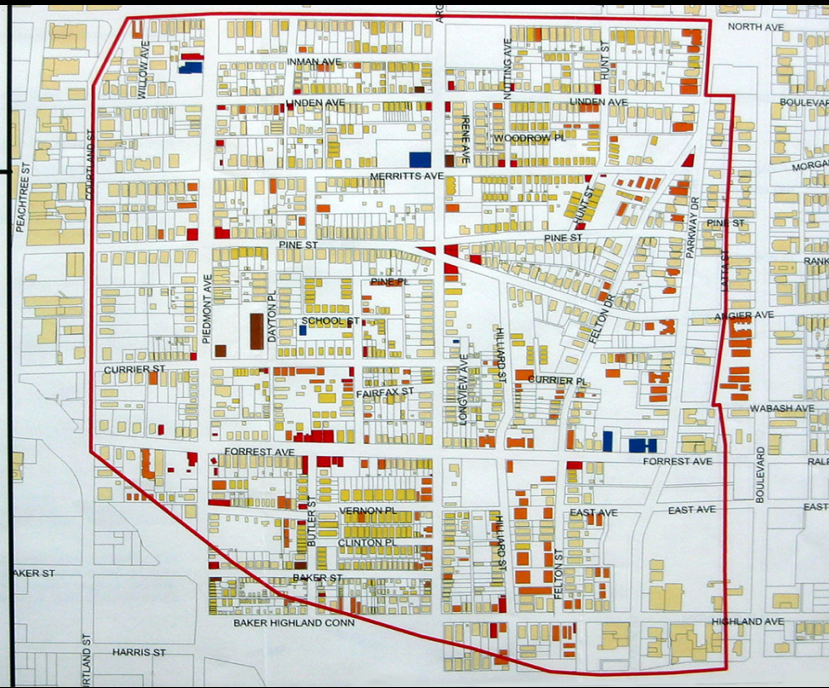


Map C Buttermilk Bottom 1931

Created February 26, 2001 by Caleb Racioc
Georgia Institute of Technology

Uses - 1931

- Single Family House
- Duplex
- Apartments
- Retail
- Industrial
- Civic

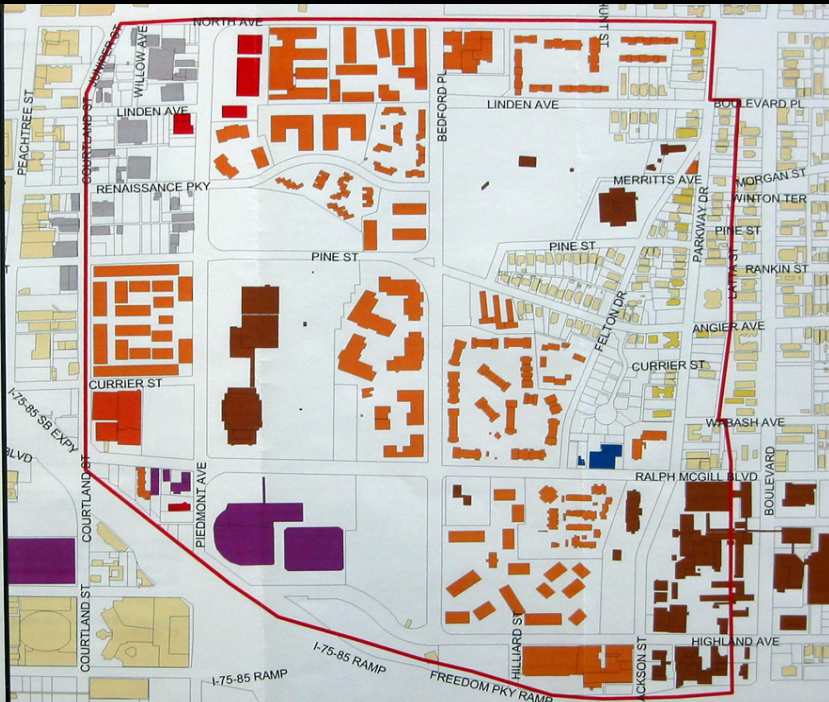


Map I Renaissance Park 2001

Created February 26, 2001 by Caleb Racioc
Georgia Institute of Technology

Uses - 2001

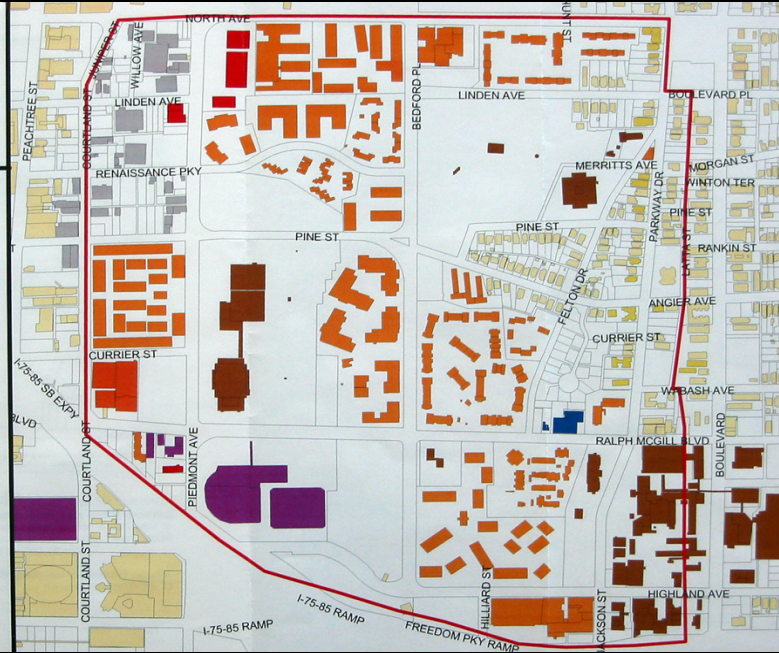
- Single Family House
- Duplex
- Apartments
- Retail
- Multi Use
- Industrial
- off
- Civic
- Other
- Buildings - 2001



Map I Renaissance Park 2001

Uses - 2001

- Single Family House
- Duplex
- Apartments
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- Industrial
- off
- Civic
- Other
- Buildings - 2001







Design Fronts and Backs

Make *facades* face the public.

Make backs private.

Experiment with sides.

Never start in the middle.



Lesson 5

**Think type, not style, as the urban framework
for building design.**





Shotgun Type



Double Pen Type



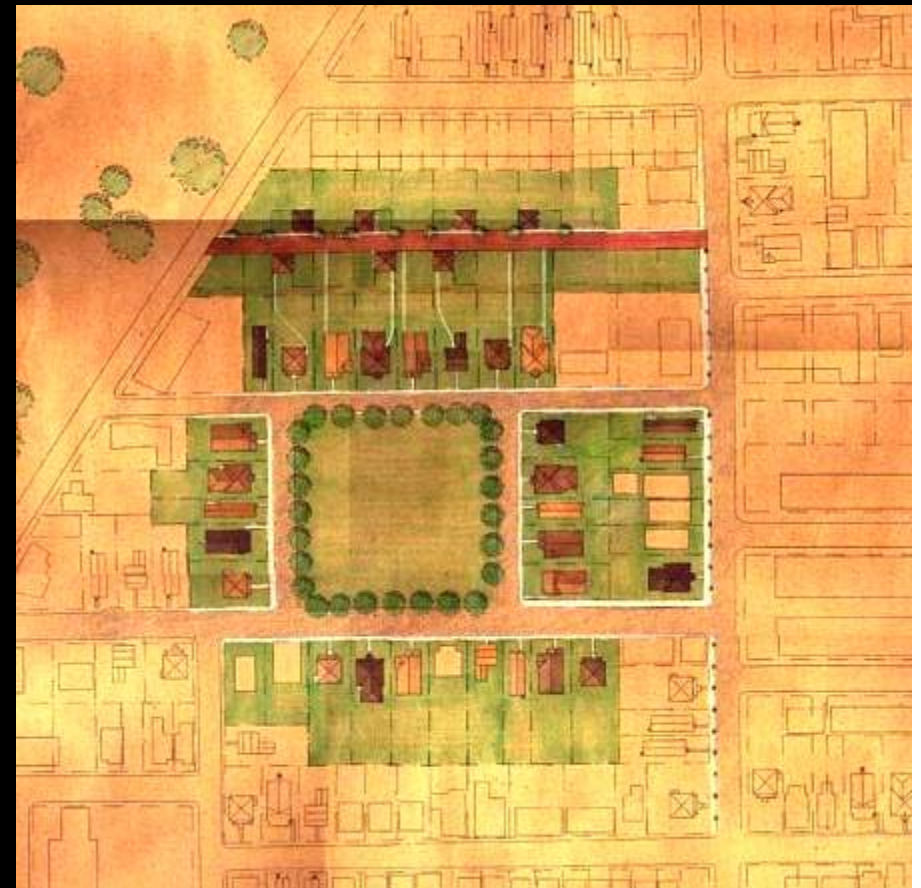
Four Square Type



Bungalow Type

Housing types

- Shotgun 1 story
- Bungalow 1 story
- Bungalow 2 story
- Double Pen 1 story
- Double Pen 2 story
- Four Square 1 story
- Four Square 2 story
- Row House 1 story
- Row House 2 story



Cuyler Brownsville Neighborhood – Savannah

Design Type Not Style



Lesson 6

Design in small increments, even when building in big chunks.



3 Overcome the barrier of Fort Washington Way Expressway.



4 Provide parking for the riverfront that serves Downtown, the stadium, and new development.



5 Create a series of flexible development sites on properly scaled new city blocks.



6 Encourage and accommodate transit.



7 Create regional attractions in the form of a district.

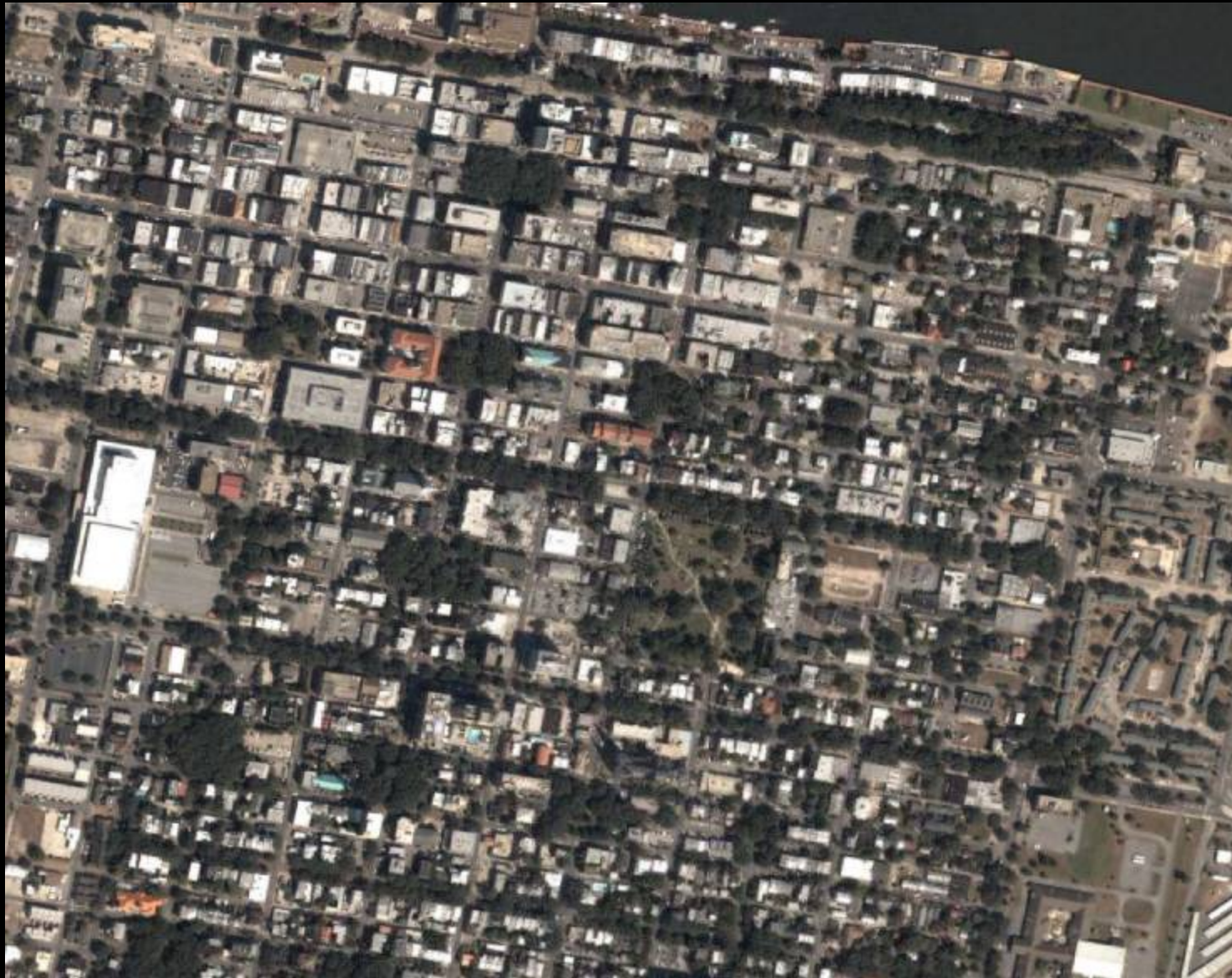


8 Locate large-scale (stadium) structures at the district's edge to preserve view corridors.



The final plan embodies all eight principles.

Design in Small Increments



Lesson 7

Mix uses side by side and block by block, not just up and down.

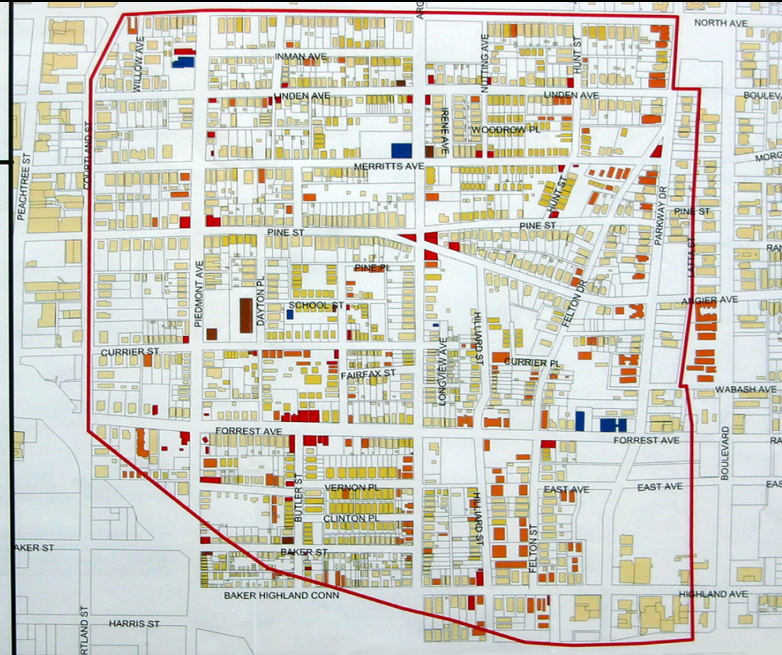


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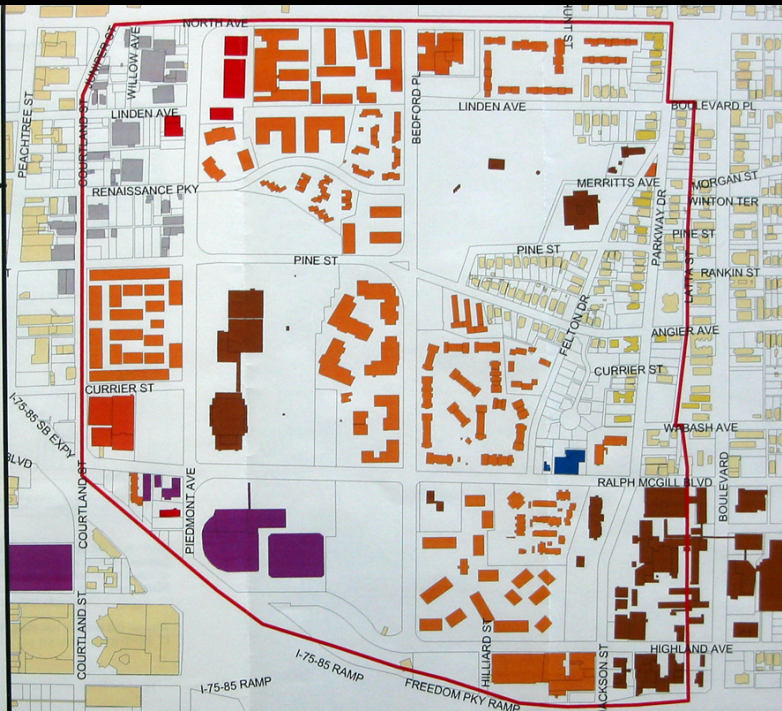


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- Duplex
- Apartments
- Retail
- Multi Use
- Industrial off
- Civic
- Other
- Buildings - 2001



**Mix Uses in Many Ways
Side by side.
Block by block.
Up and down.**



River Street - Savannah

Lesson 8

**Design places knowing that places are made,
not designed.**





Lafayette County Courthouse – Oxford, Mississippi



Ocean Drive – South Beach Historic District, Miami Beach, Florida



Will and Max's Back Yard



Loew's Grand and the Coke Sign – Downtown Atlanta



Margaret Mitchell Square



John Howell Park – Virginia Highlands





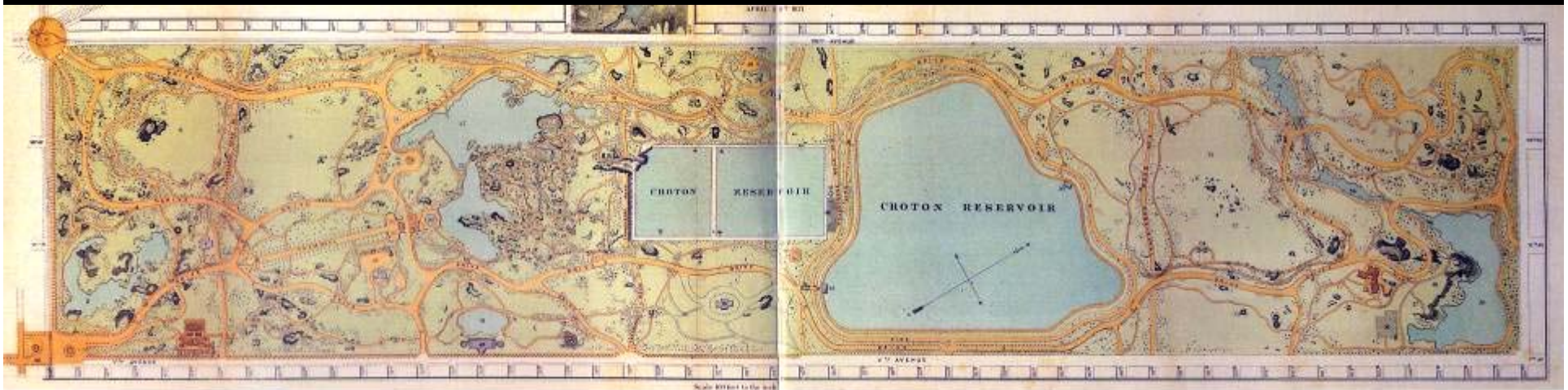
Design Places
Provide a framework.
Allow for time.



Johnson Square - Savannah

Lesson 9

Make architecture as landscape, make landscape as architecture.



Lesson 10:
Invent with vigor, after recognizing
Lessons 1 through 9.

?

TEN LESSONS

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CITY DESIGN

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